

# **CITY OF SAN ANTONIO**

## **Zoning Commission Agenda**

Cliff Morton Development and Business Services Center  
1901 S. Alamo Street  
Board Room

**Tuesday, April 6, 2010**  
**12:00 PM**

### **ZONING COMMISSIONERS**

Carolyn Kelley – District 1	Christopher Martinez – District 6
Bennie Cole – District 2	David Christian – District 7
Andrew Anguiano – District 3	Billy J. Tiller – District 8
Jim Myers – District 4	Milton R. McFarland – District 10
Joe Valadez – District 5	Brenna Nava – District Mayor
Susan Wright – District 9 Chair	

1. **12:00 PM** -Work session discussion of policies and administrative procedures; forthcoming City Code amendments; Bulverde Road Preservation Corridor and any items for consideration on the agenda for April 6, 2010.
2. **1:00 P.M.** Board Room– Call to Order.
3. Roll Call.
4. Pledge of Allegiance.
5. Approval of March 16, 2010 Zoning Commission Minutes.
6. **ZONING CASE NUMBER Z2010059 S:** A request for a change in zoning from “C-3 AHOD” General Commercial Airport Hazard Overlay District to “C-3 S AHOD” General Commercial Airport Hazard Overlay District with a Specific Use Authorization for a Pay Day Loan Agency on 2,103 square feet out of Lot 2, Block 6, NCB 9039, 3606 South Zarzamora Street. (Council District 5)
7. **ZONING CASE NUMBER Z2010066 S ERZD:** A request for a change in zoning from “C-2 ERZD AHOD MLOD-1” Commercial Edwards Recharge Zone Airport Hazard Overlay Military Lighting Overlay District-1 to “C-2 S ERZD AHOD MLOD-1” Commercial Edwards Recharge Zone Airport Hazard Overlay Military Lighting Overlay District-1 with a Specific Use Authorization for a Car Wash on Lot 7, Block 2, NCB 18908, 1.193 acres out of the 2000 and 2100 Block of Loop 1604. (Council District 9)
8. **ZONING CASE NUMBER Z2009159 S:** A request for a change in zoning from “R-5 AHOD” Residential Single-Family Airport Hazard Overlay District and “C-3R AHOD” General Commercial Restrictive Alcohol Sales Airport Hazard Overlay District to “R-5 S AHOD” Residential Single-Family Airport Hazard Overlay District with a Specific Use Authorization for a Manufactured Home on Lot 18, Block 2, NCB 11991, 6557 West Commerce Street. (Council District 7)

9. **ZONING CASE NUMBER Z2010048 CD:** A request for a change in zoning from “R-4 AHOD” Residential Single-Family Airport Hazard Overlay District to “R-4 CD AHOD” Residential Single-Family Airport Hazard Overlay District with a Conditional Use for a convenience store on the north 113 feet of Lot 22 and the north 117.5 feet of Lot 23, Block 2, NCB 7892, save and except the part of said lots conveyed to the City of San Antonio in Volume 3301, Page 1436, Real Property Records, Bexar County, Texas, 941 Stonewall Avenue. (Council District 4)
10. **ZONING CASE NUMBER Z2010050:** A request for a change in zoning from “R-6 MLOD-1” Residential Single-Family Military Lighting Overlay District and “R-20 MLOD-1” Residential Single-Family Military Lighting Overlay District to “I-2 MLOD-1” Heavy Industrial Military Lighting Overlay District on Lots 18, 19, 20, 21, 22, 23, 24, 50, 51, north irregular 110.6 feet of 17 and east 16 feet of 25, NCB 35733, 21120, 21105 Milsa Drive and 7193 Heuermann Road. (Council District 8)
11. **ZONING CASE NUMBER Z2010064 CD:** A request for a change in zoning from “I-1 AHOD” General Industrial Airport Hazard Overlay District to “C-2NA CD AHOD” Commercial Nonalcoholic Sales Airport Hazard Overlay District with a Conditional Use for Auto Paint and Body - Repair with Outside Storage of Vehicles and Parts Permitted but Totally Screened from View of Adjacent Property Owners and Public Roadways on Lot 21, NCB 11875, 8418 Broadway. (Council District 9)
12. **ZONING CASE NUMBER Z2010068:** A request for a change in zoning from “I-1 IH-1 AHOD” General Industrial Northeast Gateway Corridor Overlay Airport Hazard Overlay District to “C-3 IH-1 AHOD” General Commercial Northeast Gateway Corridor Overlay Airport Hazard Overlay District on 0.7170 acres out of NCB 15724, 11723 IH 35 North. (Council District 10)
13. **ZONING CASE NUMBER Z2010069:** A request for a change in zoning from “I-1 AHOD” General Industrial Airport Hazard Overlay District to “C-3R AHOD” General Commercial Restrictive Alcohol Sales Airport Hazard Overlay District on Lots 3, 4 and 5, NCB 9471, 722 Southwest Military Drive. (Council District 3)
14. **ZONING CASE NUMBER Z2010070:** A request for a change in zoning from “I-2 AHOD” Heavy Industrial Airport Hazard Overlay District to “MF-50 IDZ AHOD” Multi-Family Infill Development Zone Airport Hazard Overlay District on Lot 25, Block 4, NCB 2211, 724 North San Marcos. (Council District 5)
15. **ZONING CASE NUMBER Z2010072:** A request for a change in zoning from “C-2 NCD-1 AHOD” Commercial South Presa/South St. Mary's Streets Neighborhood Conservation Airport Hazard Overlay District to “C-2 IDZ NCD-1 AHOD” Commercial Infill Development Zone South Presa/South St. Mary's Streets Neighborhood Conservation Airport Hazard Overlay District with uses permitted in “R-4” Residential Single-Family District on Lots 21 and 22, Block 1, NCB 3075, 1803 South Presa Street. (Council District 1)
16. **ZONING CASE NUMBER Z2010073:** A request for a change in zoning from “I-2 EP-1” Heavy Industrial Facility Parking/Traffic Control District-1 to “C-2 EP-1” Commercial Facility Parking/Traffic Control District-1 on Lot 18, Block 3, NCB 16532, 3700 Belgium. (Council District 2)
17. **ZONING CASE NUMBER Z2010074:** A request for a change in zoning from “R-4 AHOD” Residential Single-Family Airport Hazard Overlay District to “C-1 AHOD” Light Commercial Airport Hazard Overlay District on the southwest 50 feet of Lots 1 and 2, Block 50, NCB 2744, 1606 Fulton Avenue. (Council District 1)

18. **ZONING CASE NUMBER Z2010077 H:** A request for a change in zoning from “R-6 AHOD” Residential Single-Family Airport Hazard Overlay District, “R-6 CD AHOD” Residential Single-Family Airport Hazard Overlay District with a Conditional Use for a Fourplex, and “R-6 CD AHOD” Residential Single-Family Airport Hazard Overlay District with a Conditional Use for a Duplex to “H R-6 AHOD” Residential Single-Family Monticello Park Historic Airport Hazard Overlay District, “H R-6 CD AHOD” Residential Single-Family Monticello Park Historic Airport Hazard Overlay District with a Conditional Use for a Fourplex, and “H R-6 CD AHOD” Residential Single-Family Monticello Park Historic Airport Hazard Overlay District with a Conditional Use for a Duplex on properties generally bound by Donaldson Avenue to the north, West Woodlawn to the south, San Antonio Avenue to the east and Lake Boulevard to the west. (Council District 7)
19. **ZONING CASE NUMBER Z2010078 CD:** A request for a change in zoning from “C-2 AHOD” Commercial Airport Hazard Overlay District to “C-2 CD AHOD” Commercial Airport Hazard Overlay District with a Conditional Use for a Bar/Tavern on Lots 8, 9, 10, 11 and 12, Block 1, NCB 6679, 2007 Frio City Road. (Council District 5)
20. **ZONING CASE NUMBER Z2010079 S:** A request for a change in zoning from “C-3R” General Commercial Restrictive Alcohol Sales District to “C-3R S” General Commercial Restrictive Sales District with a Specific Use Authorization for a Pay Day Loan Agency on Parcel 22, NCB 15098, 10100 Block of Culebra Road. (Council District 6)
21. **ZONING CASE NUMBER Z2010081 S:** A request for a change in zoning from “C-3 AHOD” General Commercial Airport Hazard Overlay District to “C-3 S AHOD” General Commercial Airport Hazard Overlay District with a Specific Use Authorization for a Pay Day Loan Agency on Lots 11 and 12, NCB 13740, 3119 and 3123 Thousand Oaks. (Council District 10)
22. Discussion and possible action regarding Rule Interpretation Decisions (RIDs).
23. **Executive Session:** consultation on attorney-client matters (real estate, litigation, personnel and security matters) as well as any of the above agenda items may be discussed.
24. **ADJOURNMENT.**

**Accessibility Statement**

This meeting is wheelchair accessible. Accessible entrances are located at the front and side of the building at 1901 South Alamo Street. Accessible parking spaces are located at the front and rear of the building. **Auxiliary Aids and Services are available upon request (Interpreters for the Deaf must be requested forty-eight [48] hours prior to the meeting).** For Assistance, Call (210) 207-7245 Voice/TTY.



## Zoning Case Notification Plan

### Case Z-2010-059 S

Council District 5

Scale: 1" approx. = 80 Feet

Subject Property Legal Description(s): 2,103 square feet out of Lot 2, Block 6, NCB 09039

#### Legend

Subject Property (0.0483 Acres)  
 200' Notification Buffer  
 Current Zoning  
 Requested Zoning Change  
 100-Year DFIRM Floodplain

TEXT  
 (TEXT)



Planning & Development Services Dept  
 City of San Antonio  
 (02/24/2010 - E Hart)

**Note: All Current and Requested Zoning includes AHOD Zoning (Airport Hazard Overlay District)**

# CASE NO: Z2010059 S

## Final Staff Recommendation - Zoning Commission

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**Date:** April 6, 2010

Zoning Commission continuance (Applicant's Request) from  
3/16/10

**Council District:** 5

**Ferguson Map:** 649 F2

**Applicant Name:**

Robert J. Perez

**Owner Name:**

Randall S. Vail

**Zoning Request:** From "C-3 AHOD" General Commercial Airport Hazard Overlay District to "C-3 S AHOD" General Commercial Airport Hazard Overlay District with a Specific Use Authorization for a Pay Day Loan Agency.

**Property Location:** 2,103 square feet out of Lot 2, Block 6, NCB 9039

3606 South Zarzamora Street

On the east side of South Zarzamora between West Theo Avenue to the north and West Malone to the south.

**Proposal:** To allow a Pay Day Loan Agency.

**Neigh. Assoc.:** The Quintana Community Neighborhood Association is within 200 feet.

**Neigh. Plan:** Nogalitos/South Zarzamora Community Plan

**TIA Statement:** A Traffic Impact Analysis is not required.

**Staff Recommendation:**

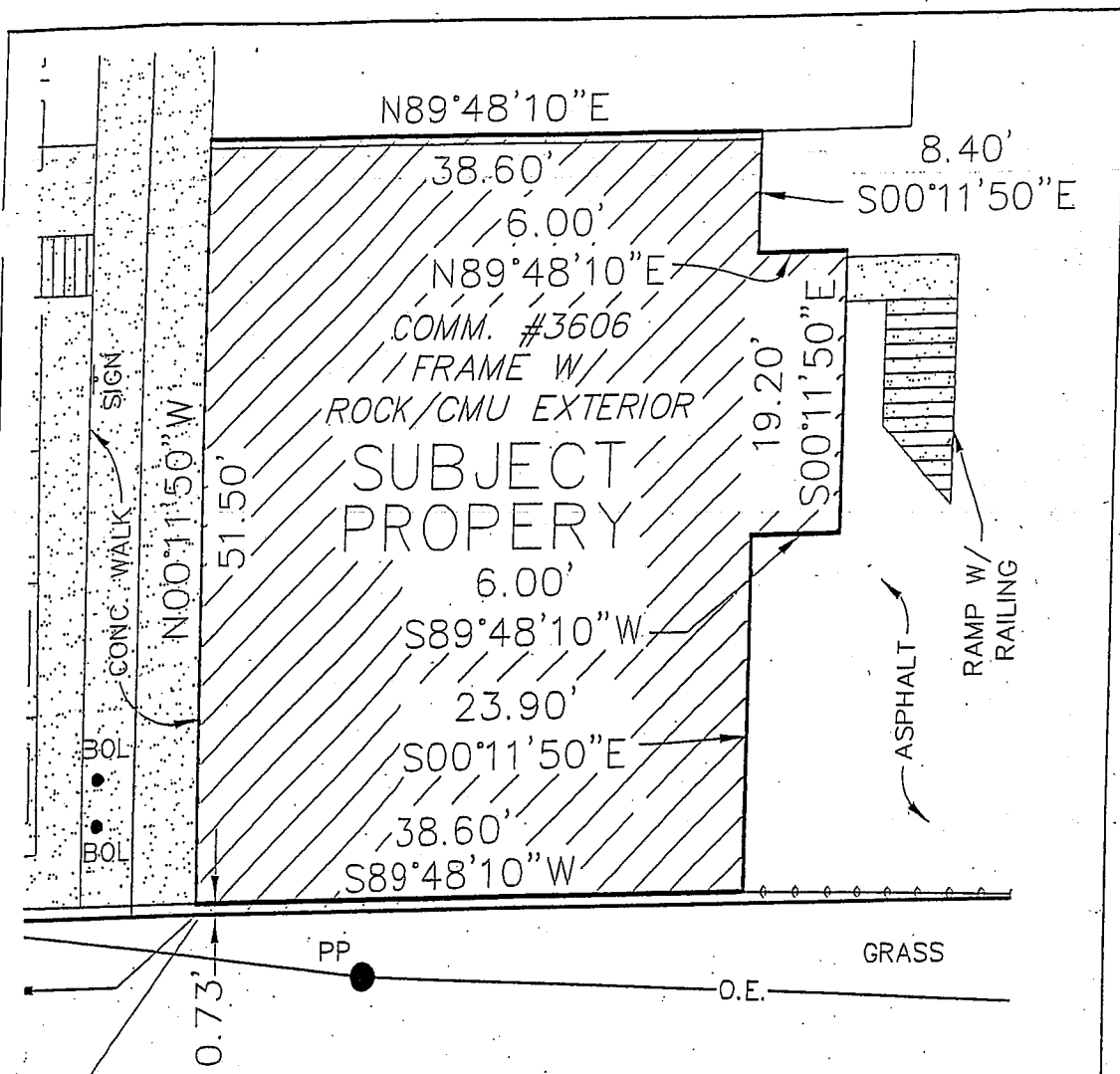
Denial.

The subject property is approximately 0.048 of an acre and is located on the east side of South Zarzamora. The property is currently occupied by a multi-tenant shopping center. The property is adjacent to C-3 zoning to the south and west, R-5 zoning to the east, and C-2 zoning to the north. Surrounding land uses consist of a restaurant to the north; a gas station to the south, residential dwellings to the east and commercial uses to the west.

The applicant is requesting a zoning change to allow a pay day loan agency, which requires a Specific Use Authorization. Staff believes that a payday loan agency would not advance the goals of the Nogalitos/South Zarzamora Community Plan. Specifically, Goal 3: Economic Development, discourages poverty indicator businesses such as pay day loan agencies, and encourages uses that would "improve the commercial corridors in the planning area in order to attract and support a mix of uses that will meet residents' daily needs". Given that this is a text recommendation, it does not constitute a plan inconsistency, but it prompts staff to recommend denial in order to support the goals of the neighbor-adopted plan.

The purpose of the specific use authorization is to provide for certain uses which, because of their unique characteristics or potential impacts on adjacent land uses, are not generally permitted in certain zoning districts as a matter of right, but which may, under the right set of circumstances and conditions be acceptable in certain specific locations.

**CASE MANAGER:** Brenda Valadez 207-7945



"I, RANDALL S. VAIL, the property owner, acknowledge that this plan submitted for the purpose of rezoning this property is in accordance with all applicable provisions of the Unified Development Code. Additionally, I understand that City Council approval of a site plan in conjunction with a rezoning case does not relieve me from adherence to any / all City-adopted Codes at the time of plan submittal for building permits."

2103 SQ.FT. OF IMPERVIOUS COVER  
 2103 SQ.FT. OF BUILDING TO BE REZONED  
 2103 SQ.FT. OF ALL PAVED OR HARD SURFACE STREETS,  
 PARKING FACILITIES, INCLUDING CURB AND GUTTERS,  
 WALLS, LOADING AREAS AND ASPHALT  
 INTENDED USE IS PAYDAY LOAN C-35

SUBJECT PROPERTY BUILDING AREA :  
 2,103.10 S.F.  
 0.0483 AC.

PARKING SPACES :  
 PARKING SPACES : 15  
 HANDICAP PARKING SPACES: 1  
 TOTAL PARKING SPACES: 16  
 TOTAL PARKING SPACES: 16  
 TOTAL PARKING SPACES: 16

PROPERTY ADDRESS : 3606 S. ZARZAMORA ST.  
 PLAT OF:

Portion of Lot 2, Blk. 6, N.C.B. 9039

Subdivision McNELEY HEIGHTS  
SAN ANTONIO, BEXAR County, Texas

Prepared by

**BRIONES**  
 CONSULTING & ENGINEERING LTD.

8118 BROADWAY (210) 828-1431  
 SAN ANTONIO, TX 78205 (210) 828-1432

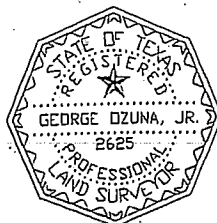
Reference:

as recorded in Vol. and Pg.

1625, 135 Deed & Plat Records

BEXAR County, Texas

Job No.

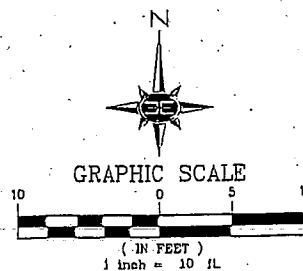


STATE of TEXAS  
 COUNTY of BEXAR

I, hereby certify that this survey  
 conforms to the current Texas  
 Surveyors Association Standards  
 and Specifications for a category

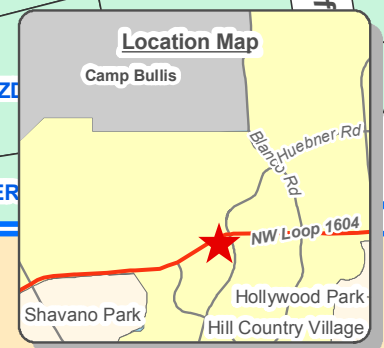
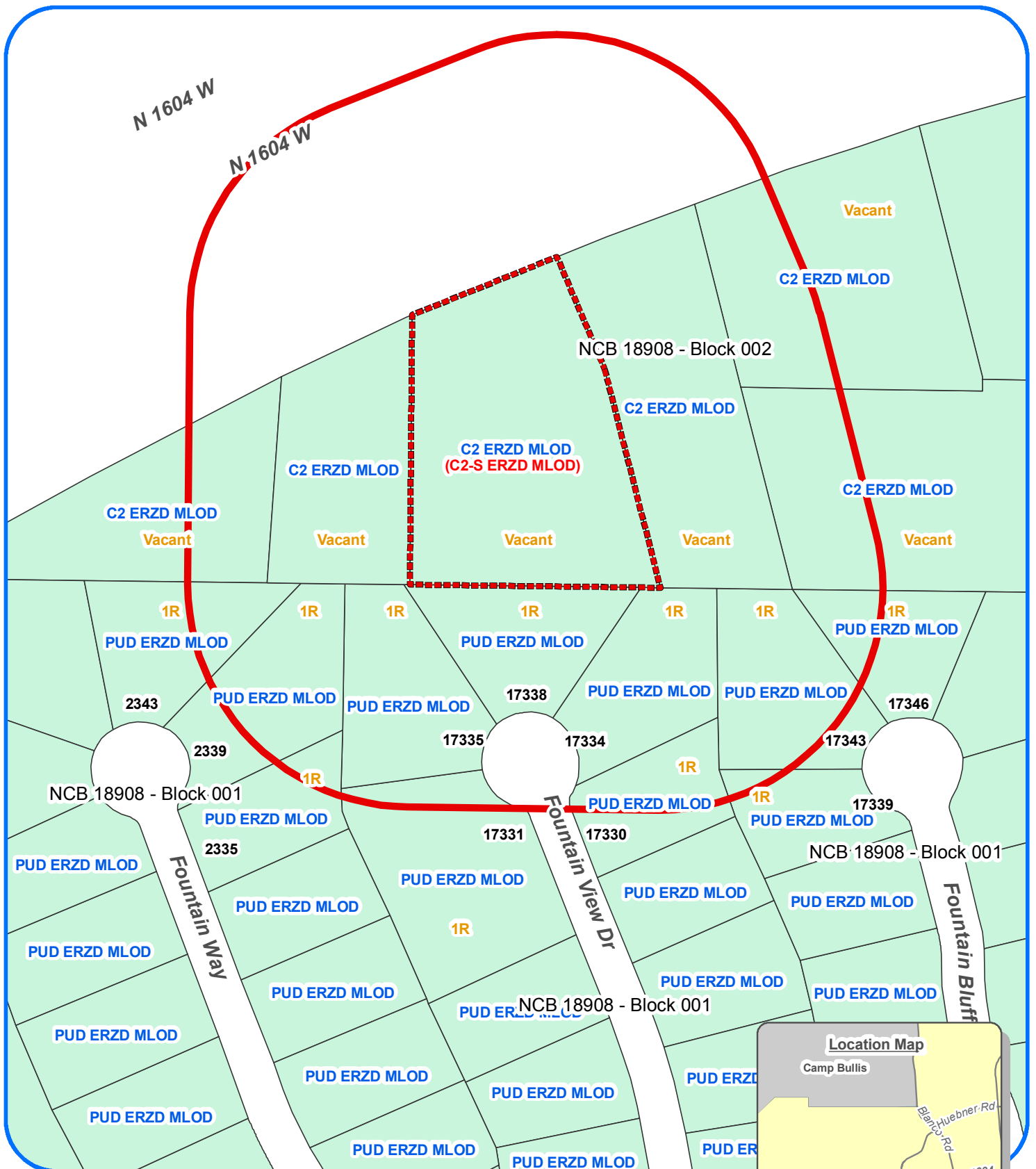
1B condition I survey.

This 27th day of January, 2010 A.D.



2103 sq ft of impervious cover  
2103 sq ft of building to be removed  
2103 sq ft of all paved or hard surface  
streets, parking facilities, including curbs  
and gutters, walks, loading areas, and  
asphalt  
intended use is playground lawn C-3 S

Curdy - 8 Vail / yz



## Zoning Case Notification Plan

### Case Z2010066 S ERZD

Council District 9

Scale: 1" approx. = 120 Feet

Subject Property Legal Description(s): NCB 18908 - Block 002 - Lot 7

#### Legend

Subject Property (1.193 Acres)  
 200' Notification Buffer  
 Current Zoning  
 Requested Zoning Change  
 100-Year DFIRM Floodplain

TEXT  
 (TEXT)



Planning & Development Services Dept  
 City of San Antonio  
 (03/01/2010 - E Hart)

**Note: All Current and Requested Zoning includes AHOD Zoning (Airport Hazard Overlay District)**



# CASE NO: Z2010066 S

## Final Staff Recommendation - Zoning Commission

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**Date:** April 6, 2010

**Council District:** 9

**Ferguson Map:** 516 A2

**Applicant Name:**

Gary Chester

**Owner Name:**

Huebner - 1604 Partners Ltd., c/o Jason Lax, Managing Vice President

**Zoning Request:** From "C-2 ERZD AHOD MLOD-1" Commercial Edwards Recharge Zone Airport Hazard Overlay Military Lighting Overlay District-1 to "C-2 S ERZD AHOD MLOD-1" Commercial Edwards Recharge Zone Airport Hazard Overlay Military Lighting Overlay District-1 with a Specific Use Authorization for a Car Wash Facility.

**Property Location:** Lot 7, Block 2, NCB 18908

1.193 acres out of the 2000 and 2100 Block of Loop 1604

On the south side of Loop 1604, approximately 2,040 feet west of Huebner Road

**Proposal:** To allow a car wash

**Neigh. Assoc.:** The Waters at Deerfield is the nearest registered association

**Neigh. Plan:** None

**TIA Statement:** A Traffic Impact Analysis (TIA) is not required because traffic generated by the proposed development does not exceed the threshold requirements.

**Staff Recommendation:**

Approval, with conditions.

The subject property, located west of Huebner Road on the south side of Loop 1604, is 1.193 acres in size and is currently undeveloped. The subject property was annexed in 1993, per Ordinance #79041, and was originally zoned "Temp R-1" Temporary Single Family Residence District. In a 1993 case, the property was rezoned to "B-2" Business District. Upon adoption of the 2001 Unified Development Code, the previous zoning district converted to the current "C-2" Commercial District. Multiple overlay districts have been added to the property and surrounding area. Surrounding zoning includes "C-2" Commercial District abutting to the east and west, with "PUD R-6" Planned Unit Development Residential Single-Family District abutting to the south. Surrounding land uses include single-family homes to the south; undeveloped land to the east and west, with a drug store and retail center located farther to the east. The property is bound by Loop 1604 to the north. The subject property is located within the Camp Bullis Awareness Zone/Military Influence Area. In accordance with the signed Memorandum of Understanding between Fort Sam Houston and the City of San Antonio, the Garrison Commander did not review the zoning request because the tract is smaller than 10 acres, is not immediately adjacent to Camp Bullis, and is located south of Loop 1604.

Staff finds the requested Specific Use Authorization to be appropriate for the subject property due to its location in a commercial node that extends from the intersection of a freeway (Loop 1604) and a major arterial thoroughfare (Huebner Road). Staff had some concerns regarding the proposed landscape buffer on the site, as the required site plan indicated only a 5-foot wide landscaped area along the rear property line which abuts a single-family residential subdivision. However, the subject property and surrounding commercial parcels are eligible to be developed under the provisions of "RID 59" which allows plats applied for prior to December 31, 2006 to be developed utilizing fencing in lieu of certain buffer requirements. This landscape buffer issue applies to the subject property regardless of this zoning request. Staff supports the proposed lay-out of the development because, although providing only a narrow buffer at the property line, other landscaping is provided for between the proposed structures and the abutting residential uses.

# CASE NO: Z2010066 S

## Final Staff Recommendation - Zoning Commission

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Should the requested Specific Use Authorization be approved, staff recommends the following conditions:

1. A "Type B" landscape buffer shall be maintained where the subject property abuts residential zoning or uses; however, the buffer width shall be reduced to 5 feet.
2. Except where restricted for clear vision requirements and other code provisions, landscaped areas located on either side of the drive way between the "kiosk canopy" and "car wash tunnel" as displayed on the site plan, shall meet the minimum plant materials required for a "Type B" landscape buffer.

SAWS Summary:

1. SAWS recommends approval of the proposed land use.
2. SAWS currently identifies the subject property as a Category 2 property.
3. SAWS recommends a maximum impervious cover of 65% on the site.

**CASE MANAGER:** Micah Diaz 207-5876

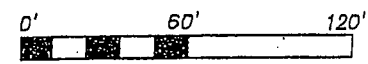
2010066 S ERZI

EXISTING ZONING - C2-ERZD AHOD MLOD-1  
 PROPOSED ZONING - C2-ERZD AHOD MLOD-1.S  
 CURRENT USE - UNDEVELOPED  
 PROPOSED USE - CAR WASH

I, GARY CHESTER, FOR BUBBLE CLEAN, WHICH WILL BE RESPONSIBLE FOR THE PROPOSED DEVELOPMENT SHOWN ON THIS SITE PLAN, ACKNOWLEDGE THAT THIS SITE PLAN, SUBMITTED FOR THE PURPOSE OF REZONING THIS PROPERTY, IS IN ACCORDANCE WITH ALL APPLICABLE PROVISIONS OF THE UNIFIED DEVELOPMENT CODE. ADDITIONALLY, I UNDERSTAND THAT CITY COUNCIL APPROVAL OF A SITE PLAN IN CONJUNCTION WITH A REZONING CASE DOES NOT RELIEVE ME FROM ADHERENCE TO ANY/CITY-ADOPTED CODES AT THE TIME OF PLAN SUBMITTAL FOR BUILDING PERMITS.



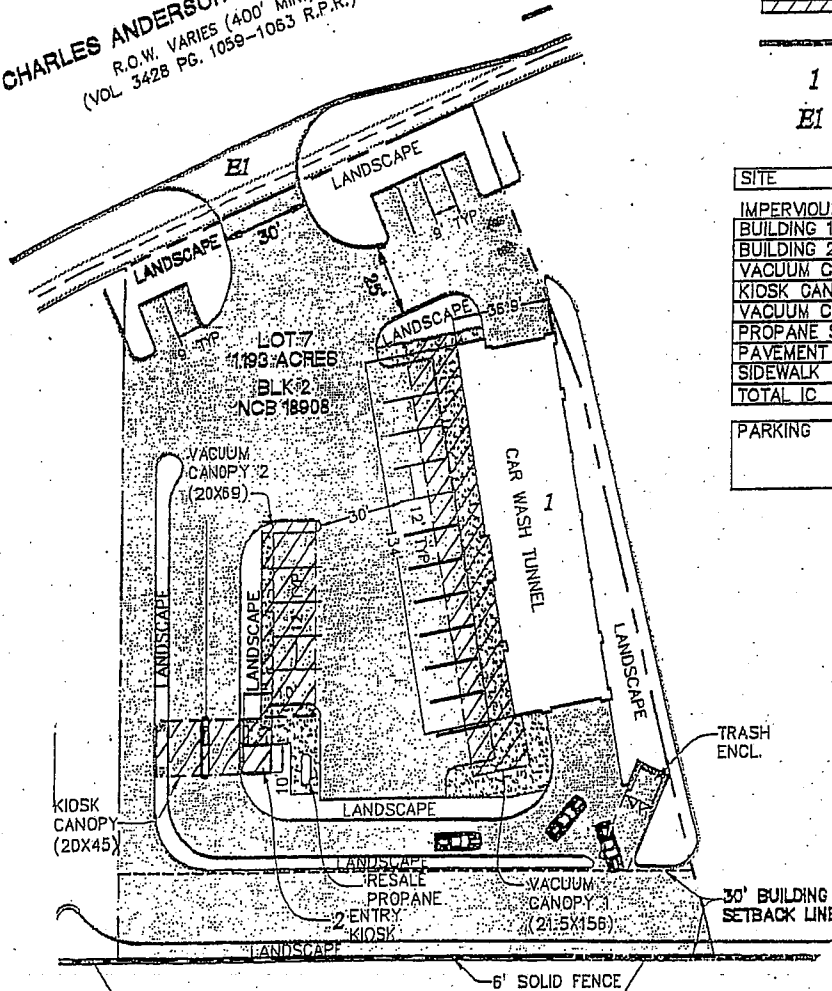
SCALE: 1"=60'



**LEGEND**

- LOT PROPERTY BOUNDARY
- ▨ SIDEWALK/HARD SURFACE
- ▤ PAVEMENT
- ▧ CANOPY
- FENCE
- 1 FACILITY NUMBER
- E1 ENTRANCE

CHARLES ANDERSON LOOP (F.M. 1604)  
 R.O.W. VARIES (400' MIN.)  
 (VOL. 3428 PG. 1059-1063 R.P.R.)



SITE 1.193 ACRES (51,880 SF)

IMPERVIOUS COVER	
BUILDING 1	4728 SF
BUILDING 2	100 SF
VACUUM CANOPY 1	3060 SF
KIOSK CANOPY	783 SF
VACUUM CANOPY 2	1380 SF
PROPANE SALES (INC W/ SW)	
PAVEMENT	32,724 SF
SIDEWALK	1,035 SF
TOTAL IC	43,820 SF

PARKING 22 SPACES  
 (INC. VACUUM CANOPY SPACES AND 1 HC)

Date: Mar 16, 2010, 1:24pm User: gth, JRM/ghg  
 File: P:\2010\0606\20100606\20100606.dwg

JOB NO. 7504-00  
 DATE FEBRUARY 2010  
 DESIGNER AR  
 CHECKED \*\*\* DRAWN LAY  
 SHEET 1 OF 1

**INWOOD-HUEBNER ROAD  
 COMMERCIAL LOT 7  
 (BUBBLE CLEAN)  
 PROPOSED SITE EXHIBIT**

**PAPE-DAWSON  
 ENGINEERS**

555 EAST RAUSLEY | SAN ANTONIO, TEXAS 78216 | PHONE: 210.375.9000  
 FAX: 210.375.9010  
 TEXAS BOARD OF PROFESSIONAL ENGINEERS, FIRM REGISTRATION # 470

THIS DOCUMENT HAS BEEN PROVIDED FROM MATERIAL THAT HAS LAYED OUT/ON TRANSMITTED ELECTRONICALLY AND MAY HAVE BEEN IMPROPERLY ALTERED. RELY ONLY ON FINAL HARD COPY MATERIALS BEARING THE CONSULTANT'S ORIGINAL SIGNATURE AND SEAL.

DEVELOPMENT SERVICES  
RECEIVED  
SAN ANTONIO WATER SYSTEM  
Interdepartment Correspondence Sheet  
2010 MAR 23 PM 2:51

To: Zoning Commission Members

From: Kirk M. Nixon, Manager, Resource Protection Division, San Antonio Water System

Copies To: Scott R. Halty, Director, Resource Protection & Compliance Department, Gregory James, P.G., Michael A. Escalante, Environmental Protection Specialist III, Aquifer Protection & Evaluation Section, File

Subject: Zoning Case Z2010066 (Inwood - Huebner Road Commercial Lot 7)

Date: March 17, 2010

#### SUMMARY

A request for a change in zoning has been made for an approximate 1.193-acre tract located on the city's north side. A change in zoning from "C2 ERZD AHOD MLOD-1" to "C2 ERZD AHOD MLOD-1 S" is being requested by the applicant, Gary Chester. The change in zoning has been requested to allow for the construction of a car wash. The property is classified as Category 1 property.

Based on the site evaluation of the property, and the information submitted by the applicant, SAWS staff recommends approval of the proposed land use. Should the city council rezone the property that is the subject of this report, the San Antonio Water System recommends that any development on that property after the zoning classification has been changed should be restricted as stated in the environmental recommendations section of this report.

#### LOCATION

The subject property is located in City Council District 9, near the southwest corner of Loop 1604 and Huebner Road. The property lies within the Edwards Aquifer Recharge Zone (Figures 1 and 2).

#### SITE EVALUATION

##### 1. Development Description:

The proposed change is from "C2" ERZD AHOD MLOD-1 to "C2" ERZD AHOD MLOD-1 S and will allow for the proposed construction of a car wash and propane resale. Currently the site is a vacant lot and has undergone partial clearing.

2. Surrounding Land Uses:

Loop 1604 is located to the north of the property. The Park at Deerfield subdivision borders the southern portion of the property. Vacant lots about the eastern and western borders.

3. Water Pollution Abatement Plan:

The Inwood - Huebner Road Commercial Water Pollution Abatement Plan (WPAP) was previously approved by the Texas Commission on Environmental Quality (TCEQ) on December 30, 2003. This plan submittal covered an overall 8.51 acre commercial development which includes the subject property.

4. Geologic Conditions:

The Resource Protection Division of the San Antonio Water System conducted a site evaluation on February 22, 2010, of the referenced property to assess the geologic conditions and evaluate any environmental concerns present at the site. SAWS Environmental Geologist, Mr. Bruce Keels, P.G., was present during the site evaluation.

- A. The subject site was observed as a single lot within a commercial parent parcel, lightly vegetated with minimal native trees and grass throughout, approximately 1.193 acres in area. The subject property was observed to be vacant and undeveloped, with some partial site clearing activity having occurred. An existing water quality basin was observed west of the subject site, providing runoff treatment for the entire parent parcel.

Little exposure of bedrock was observed within the subject site. The subject property was observed with a light to moderate soil cover of several inches depth throughout its entire extent. Additionally, site clearing activities resulted in extensive cover of mulched vegetation and sporadic imported fill material throughout.

The site appeared to slope slightly to the south and west. Stormwater occurring on the subject site would drain to the south and west, toward an existing water quality basin and then into an unnamed tributary to Panther Springs Creek.

- B. Using U.S. Geological Survey Water-Resources Investigations Report 95-4030 it was determined that the subject site is underlain by the Leached and Collapsed Member of the Person Formation of the Edwards Aquifer.

The Leached and Collapsed Member of the Person Formation is characterized by the presence of crystalline limestone, grainstone, and mudstone, with chert nodules and breccia conglomerations. This Member is known to have fabric related porosity. The full section thickness of this member is approximately 70 to 90 feet thick.

A previous Geologic Assessment conducted in 2003 indicated the existence of Feature S-1, a solution cavity, within the subject site, and was determined to be non-sensitive. This feature could not be visually identified due to previous site clearing activities.

- C. The subject site was observed to be covered with light to moderate soil cover, mulched vegetation, with sporadic imported fill material, resulting in sparse exposure of bedrock. No sensitive geologic features were observed on the subject site.

## ENVIRONMENTAL CONCERNS

The environmental concerns associated with this development being constructed on the Edwards Aquifer Recharge Zone are:

### Site Specific Concerns

1. Proper containment, recycling and disposal of wash water from the carwash process should not be allowed to drain off site.

### General Concerns

1. The improper use of pesticides, herbicides, or fertilizers needed for landscape maintenance that may be carried off in the first flush of stormwater run-off.
2. The build-up of hydrocarbons and other pollutants on streets, parking lots and other paved areas that are then carried off in the first flush of stormwater run-off.

## ENVIRONMENTAL RECOMMENDATIONS

The following recommendations address the environmental concerns raised by the construction of this development on the Edwards Aquifer Recharge Zone:

### Site Specific Recommendations

1. The impervious cover shall not exceed 65% on the site.

2. An Aquifer Protection Plan, as required of a Category 2 property, shall be required to be submitted and approved prior to the release of the building permit.
3. All areas and/or car wash bays shall have sumps.
4. All wash water must be recycled or the proper permits obtained to allow for the discharge of wash water to the sanitary sewer system.
5. As a secondary safety measure the water quality basin shall be positioned and the site graded to capture the runoff from 100% of the facility.
6. Sand interceptors shall be installed in the drainage systems of the following establishments: garages, car washes, service stations, or any place of business where heavy solids or solids greater than ½ inch may be introduced into then sanitary sewer system. The sizing criteria for a sand interceptor shall be based on the required GPM X 12-minute retention times to obtain the tank size in gallon capacity or as amended in the Unified Plumbing Code.<sup>1</sup>
7. The owner shall participate in the SAWS Conservation WaterSaver Partnership Car Wash Program that requires a participant to recycle a minimum of 50% of all used water. For participation the program contact the SAWS Conservation department at (210) 233-3620.
8. The owner of all water pollution abatement structures shall ensure these structures are properly maintained and kept free of trash and debris. A signed water quality maintenance plan must be submitted to the Resource Protection Division of SAWS. If at any time the ownership of the property changes, the seller must disclose to the buyer all the requirements of the water quality maintenance plan. The new owner must submit a signed water quality maintenance plan to the Resource Protection Division of SAWS.
9. Landscaped areas shall be sensitive to minimizing water needs, i.e., use of native plants. Each purchaser of an individual lot or tenant within this development shall be informed by the seller or lessor in writing about Best Management Practices (BMP) for pesticide and fertilizer application. Preventing Groundwater Pollution, A Practical Guide to Pest Control, available form the Edwards Aquifer Authority (210/222-2204), or equivalent information produced by the U.S. Natural Resource Conservation Service, Texas Department of Agriculture, U.S. Department of Agriculture, shall be used.

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<sup>1</sup> Unified Plumbing Code, 2003

10. The applicant shall notify the Construction Compliance Section of the Resource Compliance Division of SAWS at (210) 233-3564 no later than 48 hours prior to the commencement of construction at the site. If any significant geologic features such as, but not limited to, solution openings, caves, sinkholes, or wells are found during the excavation, construction, or blasting, the developer shall notify the Texas Commission on Environmental Quality and the Resource Protection Division of the San Antonio Water System at (210) 233-3526.

#### General Recommendations

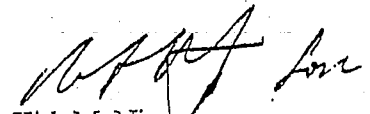
1. Prior to the release of any building permits the owner/operator of any Category 2 property shall submit an Aquifer Protection Plan to the Resource Protection Division of the San Antonio Water System.
2. The land uses within the project site shall be in conformance with the table of permitted uses at the time the re-zoning is approved. Should a proposed use be listed as requiring City Council approval, the owner/operator shall apply for re-zoning for that particular use at the project site. If the land use is listed as special use, a special permit must be obtained for that use. If the land use is listed as not allowed, that land use will not be permitted on the project site.
3. Prior to the release of any building permits, the following shall be submitted to the SAWS Aquifer Protection & Evaluation Section of the Resource Protection Division:
  - A. A copy of the Water Pollution Abatement Plan (WPAP) shall be submitted for each particular development/use within the area being considered for re-zoning,
  - B. A set of site specific plans which must have a signed Engineers Seal from the State of Texas,
  - C. A WPAP approval letter from the Texas Commission on Environmental Quality (TCEQ),
  - D. A copy of the approved Water Pollution Abatement Plan.
4. The storage, handling, use and disposal of all over the counter hazardous materials within this development shall be consistent with the labeling of those materials. Failure to comply with the label warnings may constitute a violation of Federal law.



5. If a water quality basin is constructed on the property, the following is required:
  - A. Below grade basins shall not be allowed to be constructed on the site.
  - B. Prior to the start of the basin construction, the owner will notify the Aquifer Protection and Evaluation Section of the San Antonio Water System at (210) 233-3526 to schedule a site inspection.
  - C. After basin construction is complete and prior to the start of business, the owner will notify the SAWS Aquifer Protection and Evaluation Section at (210) 233-3526 to schedule a site inspection. Additionally, we recommend a maintenance plan and schedule be developed and submitted to SAWS Aquifer Protection and Evaluation Section.
  - D. If the basin fails to drain properly, the owner will notify the Construction Section of the Resource Compliance Division at (210) 233-3564 prior to any discharge of water.
  - E. If at any time the ownership of the property changes, the seller must inform the buyer of all requirements for maintenance of the Basin. A signed basin maintenance plan and schedule agreement, from the new owner, must be submitted to the Resource Protection Division of SAWS.
6. The City of San Antonio shall inspect all future construction of the sewage collection system to include service laterals and sewer mains for proper construction according to State and City Regulations and Code.
7. The Resource Protection Division staff shall have the authority to inspect the site to ensure that the approved recommendations are being strictly adhered to during and after construction of the project.

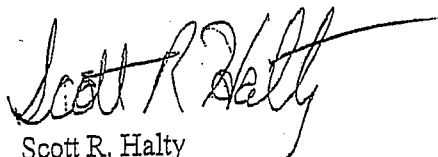
Zoning Commission Members  
Z2010066 (Bubble Clean Car Wash)  
Page 7

Based on the site evaluation of the property, and the information submitted by the applicant, staff recommends approval of the proposed land use. Additionally, SAWS staff recommends that the applicant, or any future owner, comply with the above recommendations in regards to the development of the subject property.



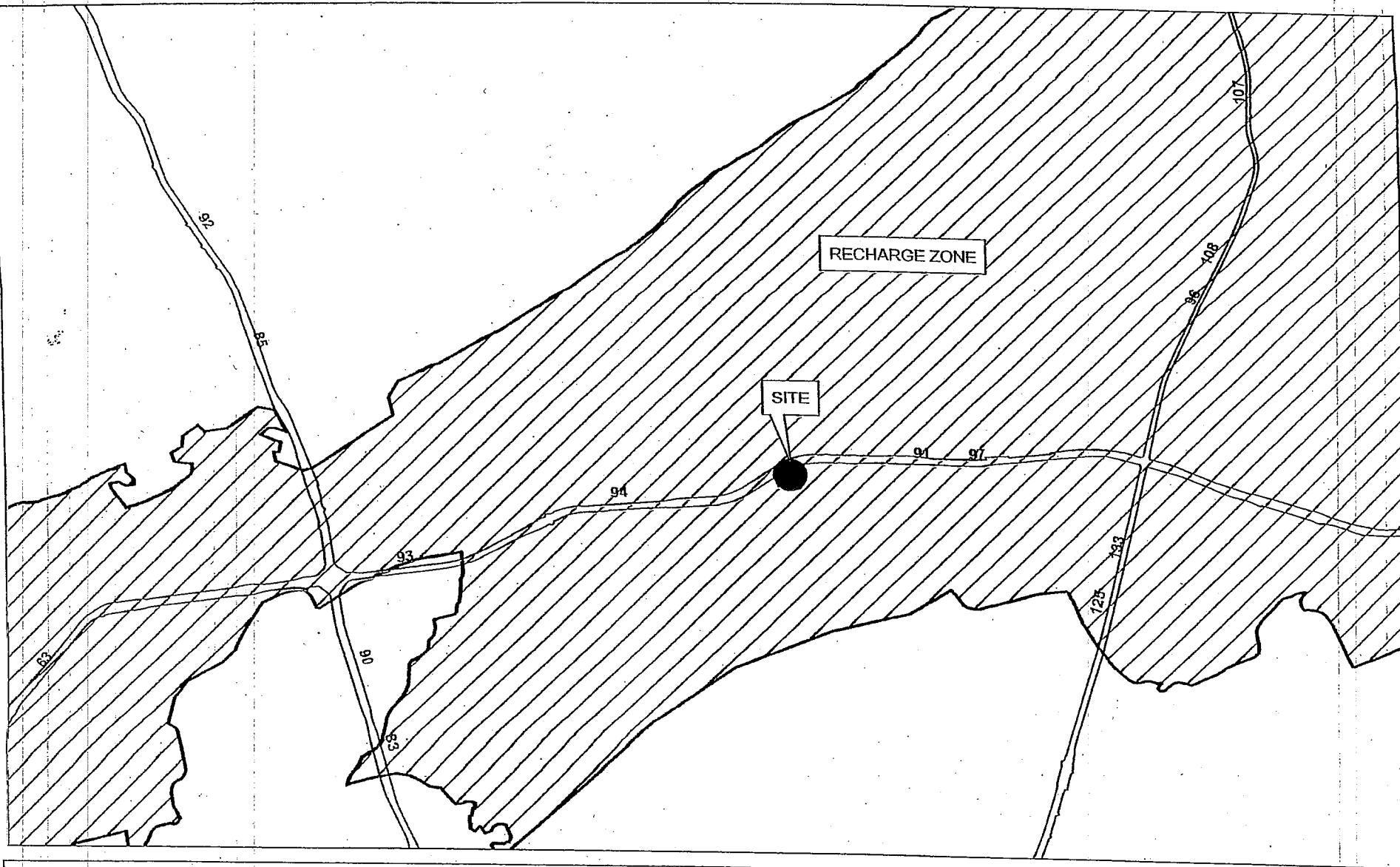
Kirk M. Nixon  
Manager  
Resource Protection Division

APPROVED:



Scott R. Halty  
Director,  
Resource Protection & Compliance Department

KMN:MAE

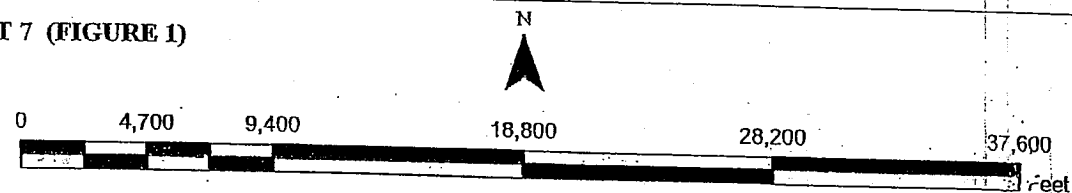


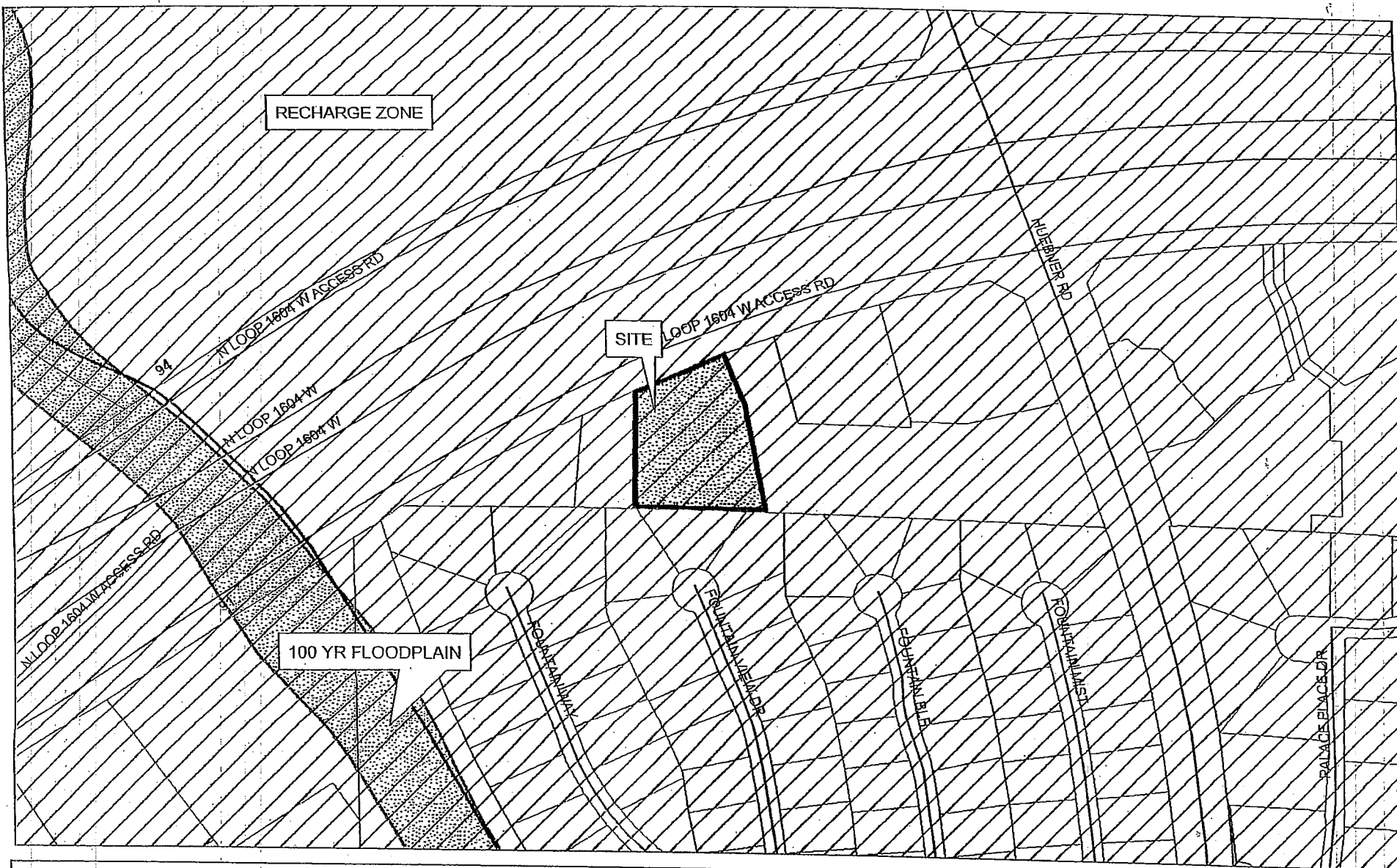
ZONING FILE: INWOOD - HUEBNER ROAD COMMERCIAL LOT 7 (FIGURE 1)

ZONING ID: Z2010066

MAP PAGE: 516, A2 X=2119458 Y=13768502

Map Prepared by Aquifer Protection & Evaluation MAE 2/22/2010



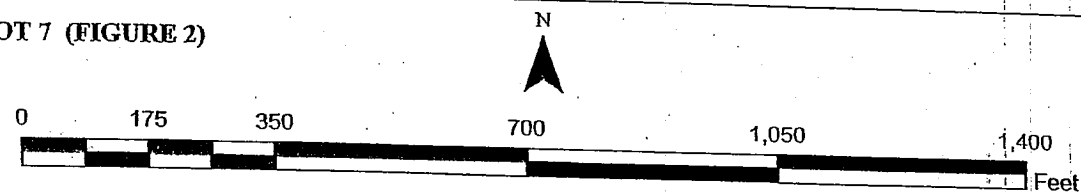


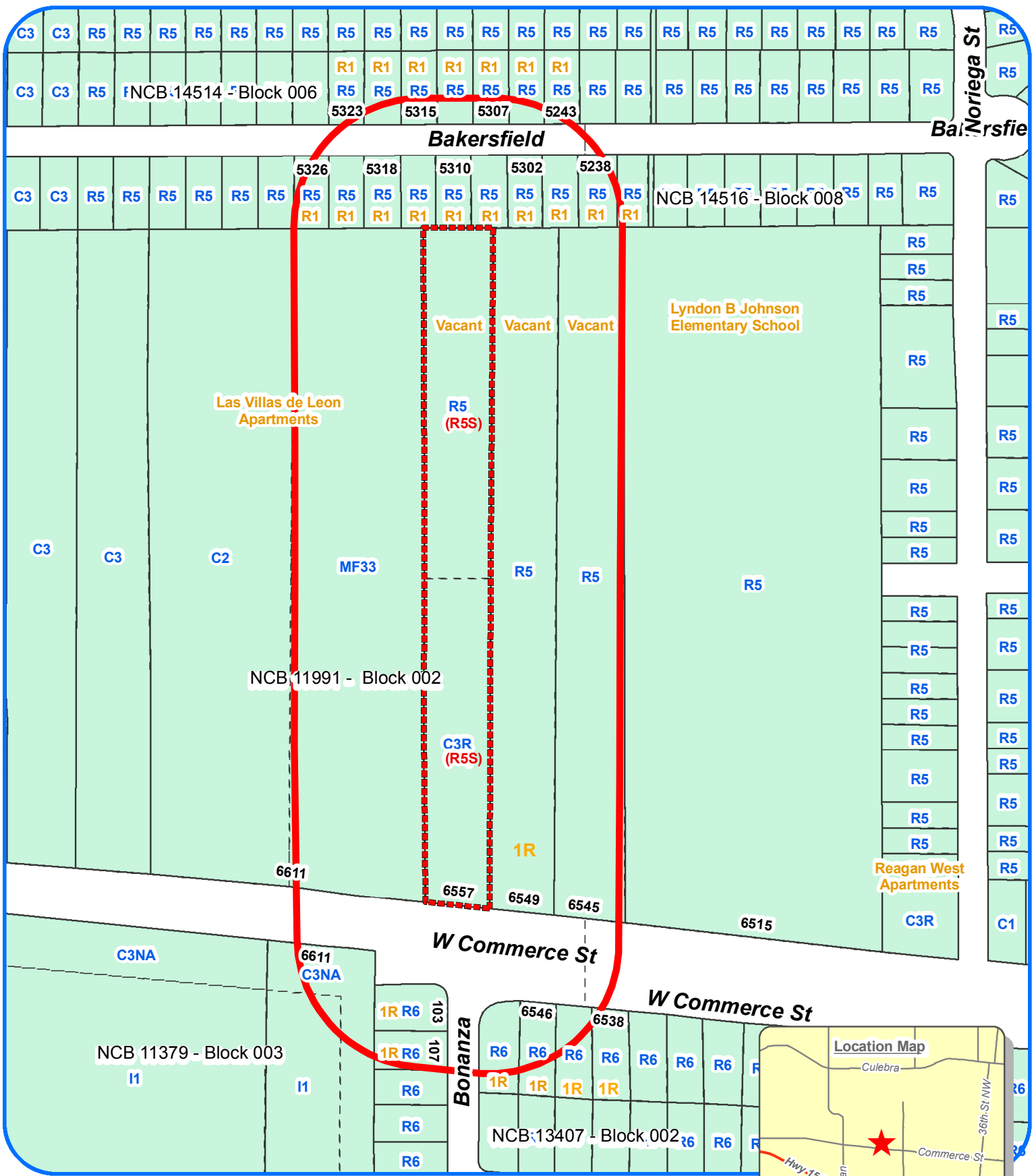
ZONING FILE: INWOOD - HUEBNER ROAD COMMERCIAL LOT 7 (FIGURE 2)

ZONING ID: Z2010066

MAP PAGE: 516, A2 X=2119458 Y=13768502

Map Prepared by Aquifer Protection & Evaluation MAE 2/22/2010





## Zoning Case Notification Plan

### Case Z-2009-159 S

Council District 7

Scale: 1" approx. = 200 Feet

Subject Property Legal Description(s): NCB 11991 - Block 002 - Lot 18

#### Legend

- Subject Property (2.50 Acres)
- 200' Notification Buffer
- Current Zoning
- Requested Zoning Change
- 100-Year DFIRM Floodplain

TEXT  
(TEXT)



Planning & Development Services Dept  
City of San Antonio  
(09/30/2009 - E Hart)

Note: All Current and Requested Zoning includes AHOD Zoning (Airport Hazard Overlay District).

# CASE NO: Z2009159 S

## Final Staff Recommendation - Zoning Commission

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**Date:** April 6, 2010

**Council District:** 7

**Ferguson Map:** 614 E3

**Applicant Name:**  
Eugene and Emma Gonzales

**Owner Name:**  
Eugene and Emma Gonzales

**Zoning Request:** From "R-5 AHOD" Residential Single-Family Airport Hazard Overlay District and "C-3R AHOD" General Commercial Restrictive Alcohol Sales Airport Hazard Overlay District to "R-5 S AHOD" Residential Single-Family Airport Hazard Overlay District with a Specific Use Authorization for a Manufactured Home.

**Property Location:** Lot 18, Block 2, NCB 11991

6557 West Commerce Street

On the north side of West Commerce Street, west of Noriega Street

**Proposal:** To allow a single-family dwelling (Manufactured Home)

**Neigh. Assoc.:** Community Workers Council within 200 feet.

**Neigh. Plan:** None

**TIA Statement:** A Traffic Impact Analysis (TIA) is not required.

**Staff Recommendation:**  
Approval.

The 2.5 acre site is located in west San Antonio, on the north side of West Commerce Street, west of Noriega Street. The surrounding zoning consists of "R-5" Residential Single-Family Airport Hazard Overlay District to the east, north and across West Commerce Street to the south. Property to the west is zoned "MF-33" Multi-Family Airport Hazard Overlay District. In April of 1982, the south 500 feet of Lot 18 was granted a zoning change from "A" Single-Family Residence District to "B-3R" Restrictive Business District. In 2002 following the adoption of the Unified Development Code, the existing "R-5 AHOD" Residential Single-Family Airport Hazard Overlay District and "C-3R AHOD" General Commercial Restrictive Alcohol Sales Airport Hazard Overlay District converted from the previous "A" Single-Family Residence District and "B-3R" Restrictive Business District. The site is bound by single-family dwellings, multi-family dwellings and vacant land. The site was annexed into the City of San Antonio in September of 1952.

The applicant is seeking a zoning change in order to allow a 960 square-foot manufactured home on the subject property. A manufactured home is identified in the Unified Development Code as a use requiring either "MH" Manufactured Housing District or a Specific Use Authorization in the Residential Districts. The proposed specific use authorization is appropriate for the site since there is an existing mix of residential housing types, in the general area. A manufactured home on an individual lot is considered a low density residential use. The zoning change will not adversely affect the area. The applicant has submitted the required site plan which indicates the proposed location for the manufactured home.

HUD-code manufactured homes may be located on individual lots outside of a manufactured home park provided they are permanently installed and limited to one home per lot. In addition, they shall be subject to the following standards which are designed to ensure acceptable compatibility in exterior appearance between HUD-code manufactured homes and site built dwellings that have been or may be constructed in adjacent or nearby locations: HUD-code manufactured homes shall be permanently affixed to a foundation with a visible foundation system and skirting acceptably similar in appearance to foundations of site built residences.

# CASE NO: Z2009159 S

## Final Staff Recommendation - Zoning Commission

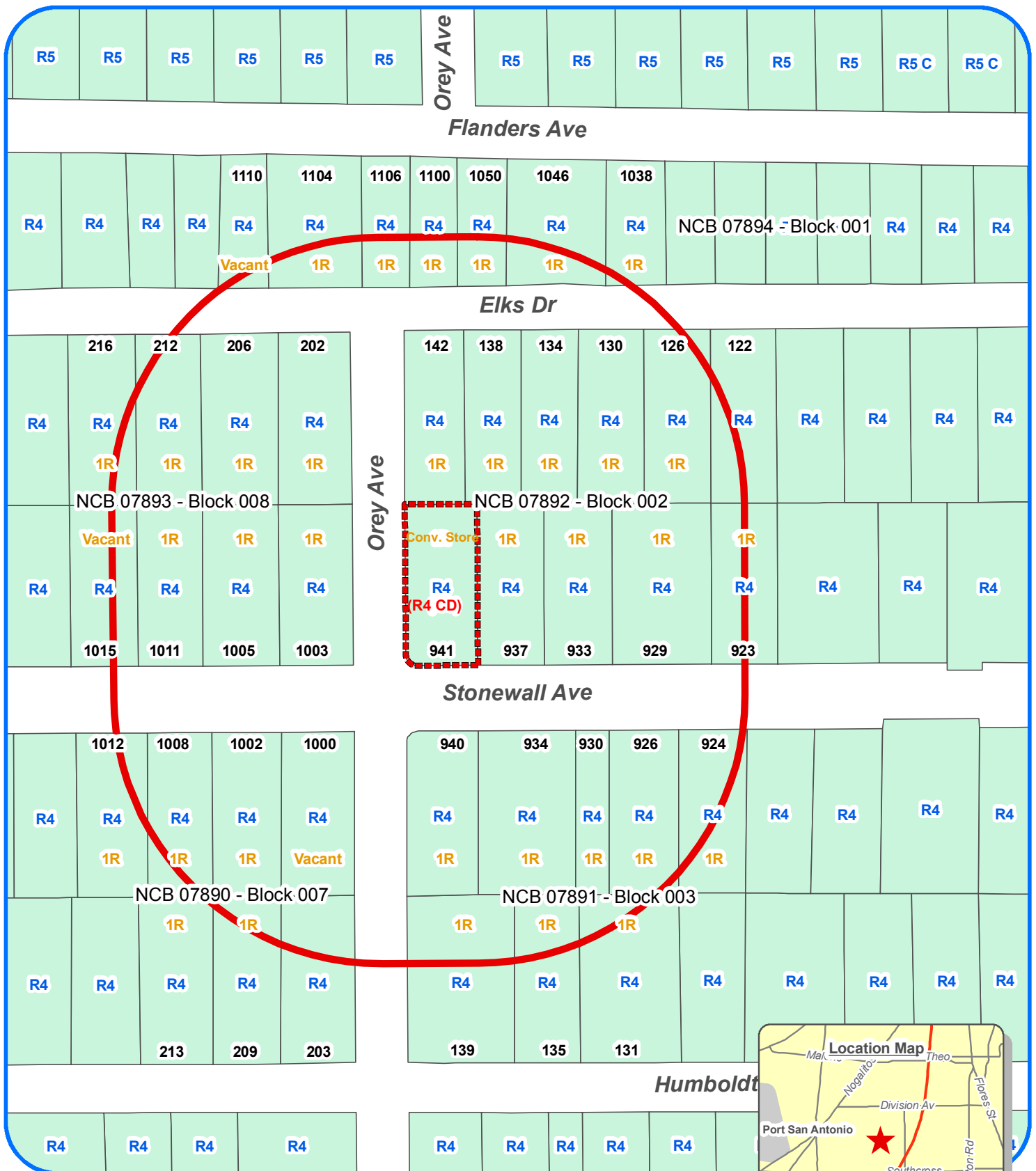
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The foundation shall form a complete enclosure under exterior walls. Wheels and axles shall be removed. All units must also have covered front and rear entries, and site built steps and porches. Each HUD-code manufactured home shall have a sloping roof with eave projections of at least six (6) inches, constructed with material generally acceptable for site built housing. The pitch of the main roof shall not be less than one (1) foot of rise for each four (4) feet of horizontal run. Any materials that are generally acceptable for site built housing may be used for exterior finish if applied in such a manner as to be similar in appearance, provided, however, that reflection from such exterior shall not be greater than from siding coated with clean, white, semi gloss enamel paint.

**CASE MANAGER:** Pedro Vega 207-7980







## Zoning Case Notification Plan

### Case Z-2010-048 CD

Council District 4

Scale: 1" approx. = 100 Feet

Subject Property Legal Description(s): NCB 07892 - Block 002 - N 113 ft of Lot 22 & N 117.5 ft of Lot 23

#### Legend

Subject Property (0.1323 Acres)  
 200' Notification Buffer  
 Current Zoning  
 Requested Zoning Change  
 100-Year DFIRM Floodplain

TEXT  
 (TEXT)



Planning & Development Services Dept  
 City of San Antonio  
 (02/09/2010 - E Hart)

**Note: All Current and Requested Zoning includes AHOD Zoning (Airport Hazard Overlay District)**

# CASE NO: Z2010048 CD

## Final Staff Recommendation - Zoning Commission

---

**Date:** April 6, 2010

**Council District:** 4

**Ferguson Map:** 650 B4

**Applicant Name:**

Aurelia Smyth

**Owner Name:**

Aurelia Smyth & Saleh Shalabi

**Zoning Request:** From "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District to "R-4 CD AHOD" Residential Single-Family Airport Hazard Overlay District with a Conditional Use for a convenience store.

**Property Location:** The north 113 feet of Lot 22 and the north 117.5 feet of Lot 23, Block 2, NCB 7892, save and except the part of said lots conveyed to the City of San Antonio in Volume 3301, Page 1436, Real Property Records, Bexar County, Texas

941 Stonewall Avenue

Located on the northwest corner of Stonewall Avenue and Orey Avenue.

**Proposal:** To make the existing use conforming.

**Neigh. Assoc.:** The nearest neighborhood association is the Tierra Linda Neighborhood Association.

**Neigh. Plan:** Nogalitos/South Zarzamora Community Plan

**TIA Statement:** A Traffic Impact Analysis is not required.

**Staff Recommendation:**

Approval.

The subject property is occupied by a convenience store with frontage on Stonewall Avenue. The property is adjacent to R-4 zoning in all directions. The surrounding land uses consist of residential dwellings to the north, south, east and west.

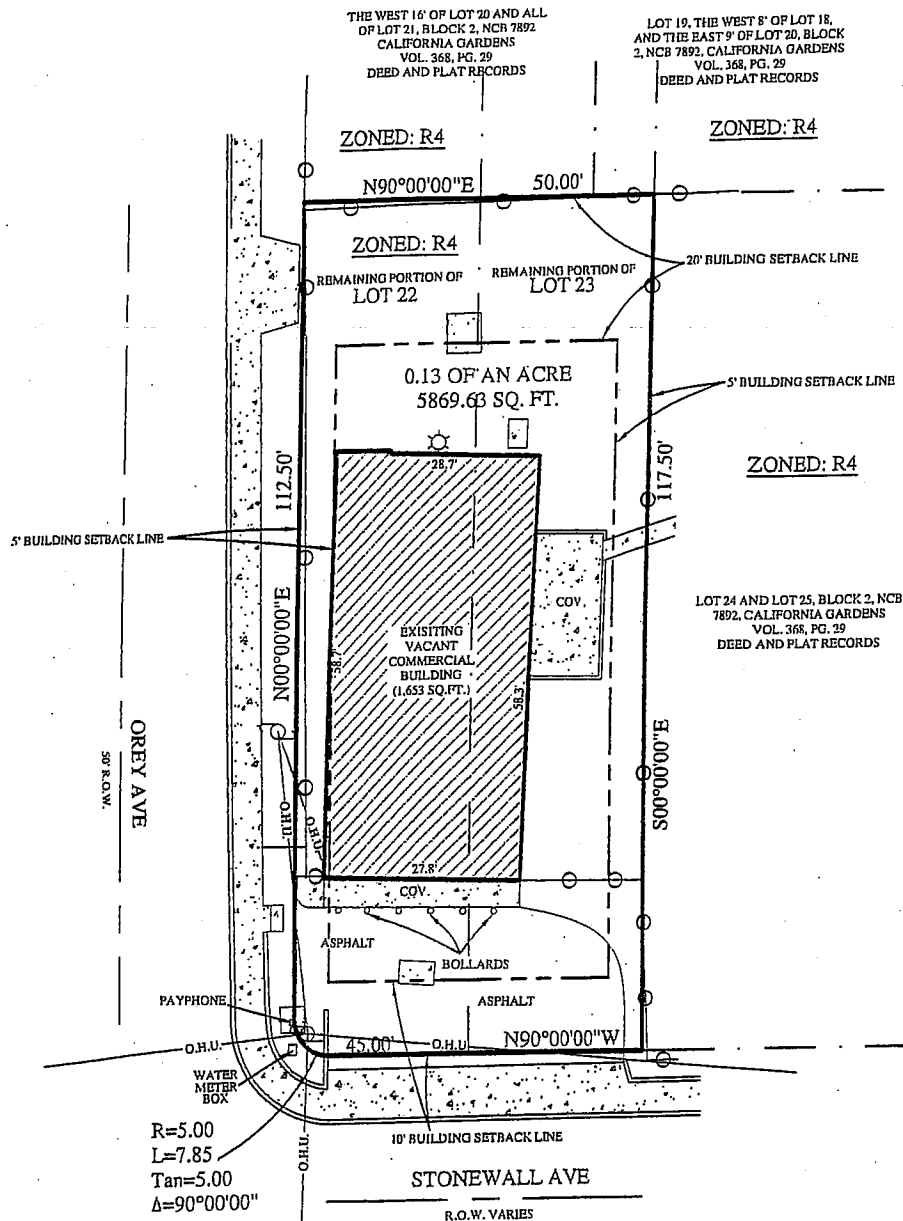
The applicant is requesting a rezoning to allow a convenience store, which requires a Conditional Use in "R-4" zoning districts. The application of a conditional use rather than a commercial base district provides an opportunity to limit the impact of the proposed use on surrounding properties. The "R-4 CD" zoning district would limit the scope of use allowed and restrict future occupancy should the use cease for an extended period of time. The requested conditional use for a convenience store would be appropriate at this location in order to provide retail uses that would compliment and serve the existing neighboring subdivision. Furthermore, the base commercial zoning is not proposed to be changed and, therefore, the property may at any time be developed for residential uses in the future.

The applicant has a registered, legal nonconforming use as of June 1997. A subsequent Certificate of Occupancy was issued for the use. Since the existing convenience store pre-dates the current zoning and has been recognized as a legal nonconforming use by the city, this use may continue under new ownership provided there is not a cessation of the use for more than 12 months. Discontinuation of a nonconforming use for a period of twelve (12) months shall terminate the right to operate the nonconforming use. The owner is requesting a zoning change to re-use the vacant commercial building for a convenience store.

**CASE MANAGER:** Brenda Valadez 207-7945

# STATISTICS

TOTAL EXISTING LAND AREA -- 0.13 OF AN ACRE (5869.63 SQ. FT.)  
 TOTAL EXISTING IMPERVIOUS COVER -- 0.047 OF AN ACRE (2,049 SQ. FT.) (35%)  
 EXISTING CONCRETE FLATWORK -- 0.01 OF AN ACRE (396 SQ. FT.) (7%)



THIS IS NOT A BOUNDARY SURVEY

## SITE PLAN

EXISTING VACANT COMMERCIAL BUILDING  
 941 STONEWALL, SAN ANTONIO, TX 78211

LOTS 22 AND 23, BLOCK 2, NEW CITY BLOCK 7892,  
 CALIFORNIA GARDENS ADDITION, IN THE CITY OF SAN  
 ANTONIO, BEXAR COUNTY, TEXAS ACCORDING TO  
 PLAT RECORDED IN VOLUME 368, PAGE 29, DEED AND  
 PLAT RECORDS BEXAR COUNTY, TEXAS, SAVE AND  
 EXCEPT THAT PORTION OF SAID LOTS ACCORDING TO  
 DEED RECORDED IN VOLUME 3301, 1436, REAL  
 PROPERTY RECORDS, BEXAR COUNTY, TEXAS.

**JOHNSON SURVEYING, INC.**

Registered Professional Land Surveyor  
 2548 E. BITTERS, SAN ANTONIO, TX 78217  
 (210) 858-9838 • (210) 247-6138 fax

## NOTES

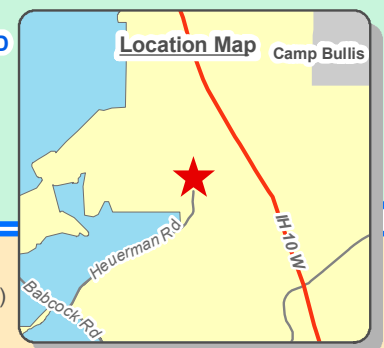
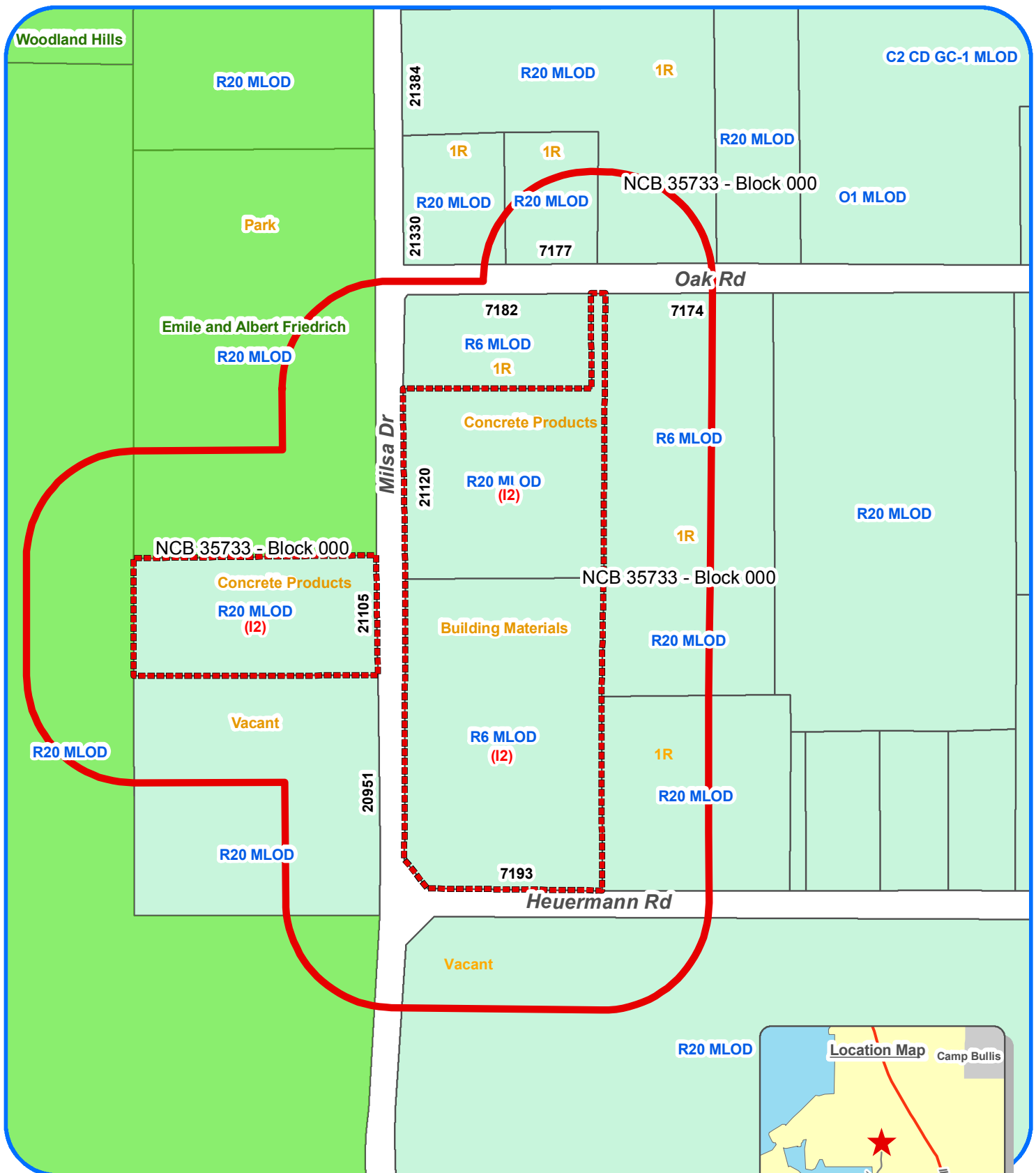
1. THIS SITE PLAN WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE COMMITMENT AND MAY NOT SHOW ALL EASEMENTS OR OTHER MATTERS AFFECTING THIS PROPERTY.
  2. OWNER/BUILDER SHALL OBTAIN ALL APPLICABLE BUILDING PERMITS PRIOR TO ANY CONSTRUCTION.
  3. ALL IMPROVEMENTS ARE EXISTING
  4. THE PREVIOUS AND PROPOSED USE IS FOR A NEIGHBORHOOD STORE.
- I, SALEH SHALABI AND AURELIA SMYTH, THE PROPERTY OWNERS, ACKNOWLEDGE THAT THIS SITE PLAN SUBMITTED FOR THE PURPOSE OF REZONING THIS PROPERTY IS IN ACCORDANCE WITH ALL APPLICABLE PROVISIONS OF THE UNIFIED DEVELOPMENT CODE. ADDITIONALLY, I UNDERSTAND THAT CITY COUNCIL APPROVAL OF A SITE PLAN IN CONJUNCTION WITH A REZONING CASE DOES NOT RELIEVE ME FROM ADHERENCE TO ANY/ALL CITY-ADOPTED CODES AT THE TIME OF PLAN SUBMITTAL FOR BUILDING PERMITS.

## LEGEND

- EXISTING CONCRETE
- O.H.U. - OVERHEAD UTILITY LINE
- EXISTING CHAIN LINK FENCE
- EXISTING SECURITY LIGHT

DATE: MARCH 15, 2010  
 JOHNSON SURVEYING, INC. JOB NO. 785-001-400  
 CLIENT: SALEH SHALABI AND AURELIA SMYTH

© 2010



## Zoning Case Notification Plan

### Case Z-2010-050

Council District 8

Scale: 1" approx. = 250 Feet

Subject Property Legal Description(s): NCB 35733 - Block 000 - The N 110.6 ft of Lot 17, Lots 18 thru 24, the E 16 ft of Lot 25 and Lots 50 and 51

#### Legend

- Subject Property (10.007 Acres) -----
- 200' Notification Buffer —————
- Current Zoning TEXT
- Requested Zoning Change (TEXT)
- 100-Year DFIRM Floodplain —————



Planning & Development Services Dept  
City of San Antonio  
(03/18/2010 - E Hart)

# CASE NO: Z2010050

## Final Staff Recommendation - Zoning Commission

---

**Date:** April 6, 2010

**Council District:** 8

**Ferguson Map:** 479 F6

**Applicant Name:**

Jerry Arredondo

**Owner Name:**

Carlo & Vera Salvatore, C & L Equipment, Inc. and Richard Craig Leeder

**Zoning Request:** From "R-6 MLOD-1" Residential Single-Family Military Lighting Overlay District and "R-20 MLOD-1" Residential Single-Family Military Lighting Overlay District to "I-2 MLOD-1" Heavy Industrial Military Lighting Overlay District.

**Property Location:** Lots 18, 19, 20, 21, 22, 23, 24, 50, 51, the north irregular 110.6 feet of 17 and the east 16 feet of 25, NCB 35733

21120, 21105 Milsa Drive and 7193 Heuermann Road

On the east and west sides of Milsa Drive, between Oak Road and Heuermann Road.

**Proposal:** To make existing land uses conforming (CFS Forming Structure Company and I-10 Building Materials)

**Neigh. Assoc.:** Friends of Friedrich Wilderness Park

**Neigh. Plan:** None

**TIA Statement:** A Traffic Impact Analysis (TIA) is not required.

**Staff Recommendation:**

Denial.

The subject properties are located in northwest San Antonio, on the east and west sides of Milsa Drive, between Oak Road and Heuermann Road. The properties were annexed in December of 1998, totals 10.007 acres and are currently occupied by C & L Equipment Inc. and I-10 Building Materials, Ltd. The subject properties were zoned Temporary "R-1" Single Family Residence District at annexation. In February of 1999, the 10.007 acre sites were part of a larger acre site that was granted a zoning change from Temporary "R-1" Single Family Residence District to "R-1" Single Family Residence District and "R-8" Large Lot Home District. Upon adoption of the 2001 Unified Development Code, the existing "R-6" Residential Single-Family District and "R-20" Residential Single-Family District zoning converted from the previous "R-1" Single Family Residence District and "R-8" Large Lot Home District. Surrounding zoning includes "R-6 MLOD-1" Residential Single-Family Military Lighting Overlay District to the north and east with "R-20 MLOD-1" Residential Single-Family Military Lighting Overlay District to the east, across Milsa Drive to the west and across Heuermann Road to the south. The "MLOD-1" Camp Bullis Military Lighting Overlay District was applied to the subject properties on April 2, 2009.

The applicant is attempting to bring the current uses of the properties into compliance by rezoning the properties to "I-2 MLOD-1" Heavy Industrial Military Lighting Overlay District. The existing businesses do not comply with the current residential zoning districts of "R-6 MLOD-1" Residential Single-Family Military Lighting Overlay District and "R-20 MLOD-1" Residential Single-Family Military Lighting Overlay District and are now nonconforming. The property at 21102 Milsa Drive is only used for outside storage of items and materials related to a crane operation. There is a large crane, along with weighting materials used to balance a crane when it is in use at an offsite location for construction. 21120 Milsa Drive is the office location for C & L Equipment Inc. and is currently being utilized for outside storage of materials that are used to frame commercial buildings. The materials are taken to a site for construction. The location is also used to house company trucks and equipment. 7193 Heuermann is the office/retail location for IH 10 Building Materials, Ltd. and is currently being utilized for outside storage of materials needed to build stone structures. The retail store sells construction materials and equipment to other contractors.

# CASE NO: Z2010050

## Final Staff Recommendation - Zoning Commission

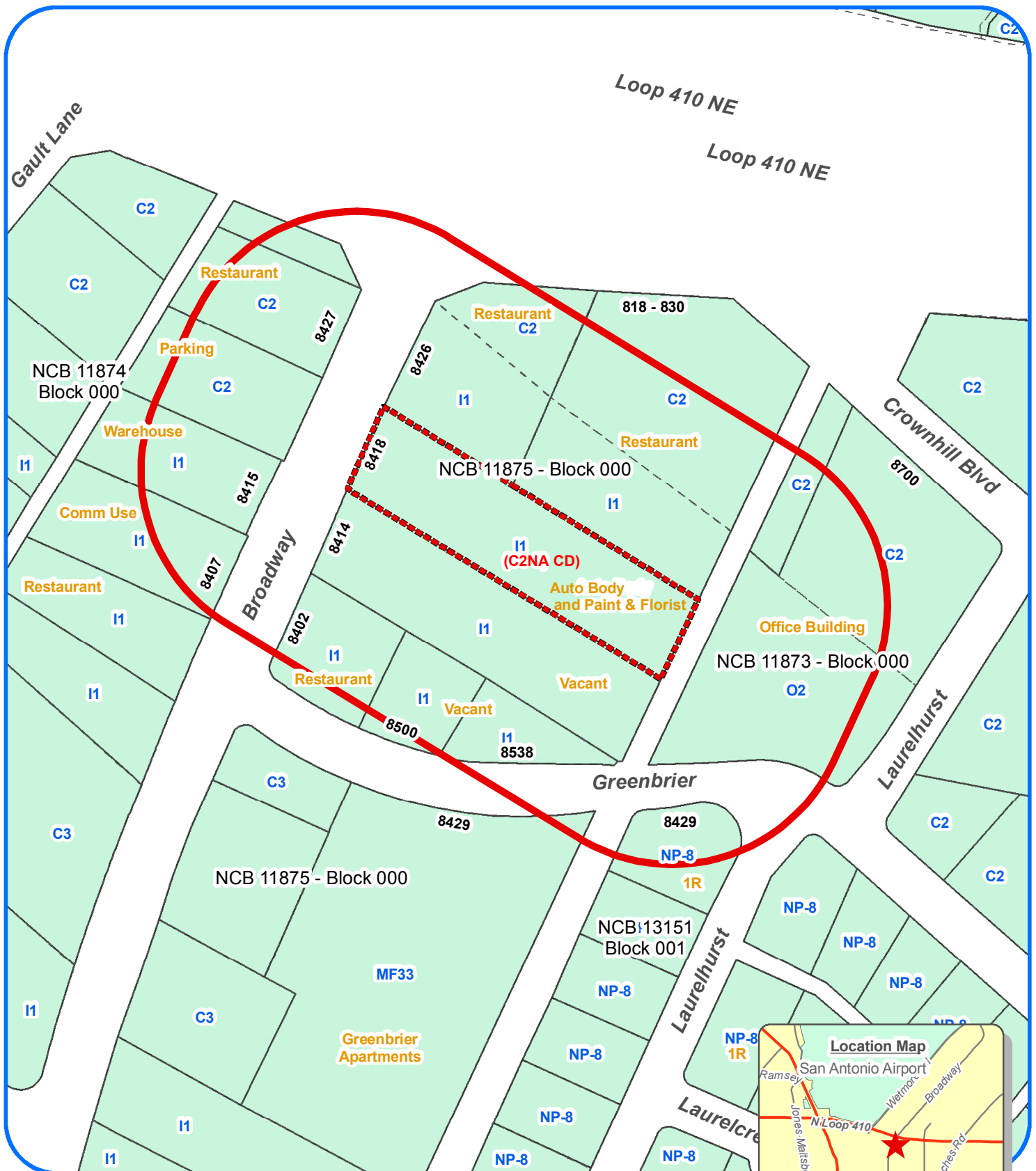
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The materials are taken to a site for construction. The location is also used to house company trucks and equipment. Given the uses permitted within the requested zoning district and the adjacent single-family dwellings and adjacent to Friedrich Wilderness Park, "I-2" would be too intense at this location. However, staff also recognizes that the businesses currently exist and the most appropriate recommendation would be to propose the lowest possible zoning.

"I-2" districts accommodate uses that are highly hazardous, environmentally severe in character and/or generate high volumes of truck traffic. The "I-2" district is established in order to provide sites for activities which involve major transportation terminals, and manufacturing facilities that have a greater impact on the surrounding area than industries found in the "L" or "I-1" district. These districts are located for convenient access for existing and future arterial thoroughfares and railway lines, they should be separated from residential areas by business or light industry areas or by natural barriers and when adjacent to residential areas artificial separation may be required. New development in an "I-2" district would be subject to strenuous development standards when abutting residential uses, such as 50-foot side and rear setbacks and a 40-foot landscape buffer. The purpose of these landscaping, screening, and buffer requirements is to provide standards that will protect the health, safety and general welfare of the community.

The subject property is located within the Camp Bullis Awareness Zone/ Military Influence Area. In accordance with the signed Memorandum of Understanding between Fort Sam Houston and the City of San Antonio, Zoning Staff provided the Military with a copy of the rezoning request for review and comment.

**CASE MANAGER:** Pedro Vega 207-7980



## Zoning Case Notification Plan

### Case Z-2010-064 CD

Council District 9

Scale: 1" approx. = 150 Feet

Subject Property Legal Description(s): NCB 11875 - Block 000 - Lot 21

#### Legend

Subject Property (0.9213 Acres)  
 200' Notification Buffer  
 Current Zoning  
 Requested Zoning Change  
 100-Year DFIRM Floodplain

TEXT  
 (TEXT)



Planning & Development Services Dept  
 City of San Antonio  
 (02/26/2010 - E Hart)

**Note: All Current and Requested Zoning includes AHOD Zoning (Airport Hazard Overlay District)**

# CASE NO: Z2010064 CD

## Final Staff Recommendation - Zoning Commission

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**Date:** April 6, 2010

**Council District:** 9

**Ferguson Map:** 551 C8

**Applicant Name:**  
Charles L. Hernal

**Owner Name:**  
Charles L. Hernal

**Zoning Request:** From "I-1 AHOD" General Industrial Airport Hazard Overlay District to "C-2 NA CD AHOD" Commercial Nonalcoholic Sales Airport Hazard Overlay District with a Conditional Use for Auto Paint and Body - Repair with Outside Storage of Vehicles and Parts Permitted but Totally Screened from View of Adjacent Property Owners and Public Roadways.

**Property Location:** Lot 21, NCB 11875

8418 Broadway

On the east side of Broadway between Loop 410 to the north and Greenbrier to the south.

**Proposal:** To bring existing retail use into compliance.

**Neigh. Assoc.:** Oak Park/Northwood Neighborhood Association

**Neigh. Plan:** Northeast Inner Loop Neighborhood Plan

**TIA Statement:** A Traffic Impact Analysis is not required.

**Staff Recommendation:**  
Approval.

The subject property is located in the 8400 block of Broadway. The subject property is 0.9213 acres and is occupied by an auto paint and body shop, florist and a vacant commercial building that all measures approximately 22,000 square feet. The property is adjacent to "I-1" and "C-2" zoning to the north and west, "O-2" and "C-2" zoning to the east and "I-1" zoning to the south. The surrounding land uses consist of restaurants to the north and northwest, a mix of commercial uses to the west, vacant land and apartments to the south, and offices to the east.

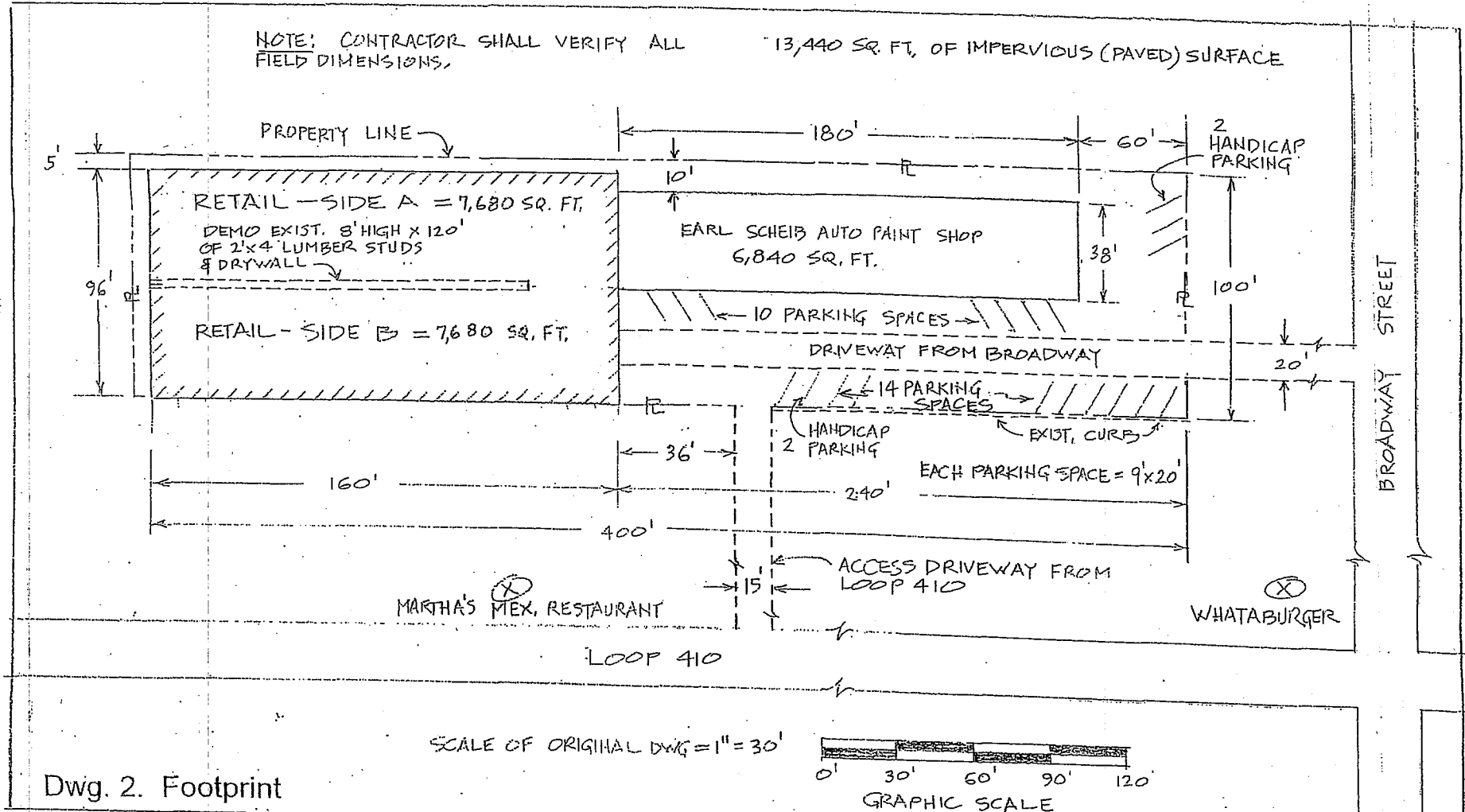
The applicant is requesting a zoning change in order to bring the current use into compliance. Staff supports down-zoning the subject property's base zoning from "I-1" to "C-2". A significant amount of commercial zoning exists within the vicinity of the subject property. Staff finds the request for "C-2" to be appropriate given the subject property's location off of a major arterial, Broadway (a Secondary Arterial "Type A" street) and the prevalence of commercial uses to the north, south, east and west. Furthermore, commercial uses would be compatible at this location rather than industrial uses because the existing zoning and use patterns in this area are mostly commercial in nature. The existing flower shop has been operating without a certificate of occupancy, and was cited for the violation. The owner attempted to obtain a certificate of occupancy and was informed that they did not have the appropriate zoning for that use.

The Northeast Inner Loop Neighborhood Plan currently designates the future land use for the subject property as Regional Commercial. This land use provides for offices, professional services and retail uses that draw on the customer base of a region. The requested "C-2" designation is consistent with the Northeast Inner Loop Neighborhood Plan. Further, the "C-2" Commercial District would lessen a potential intensity increase of uses offered by the existing "I-1" General Industrial District.

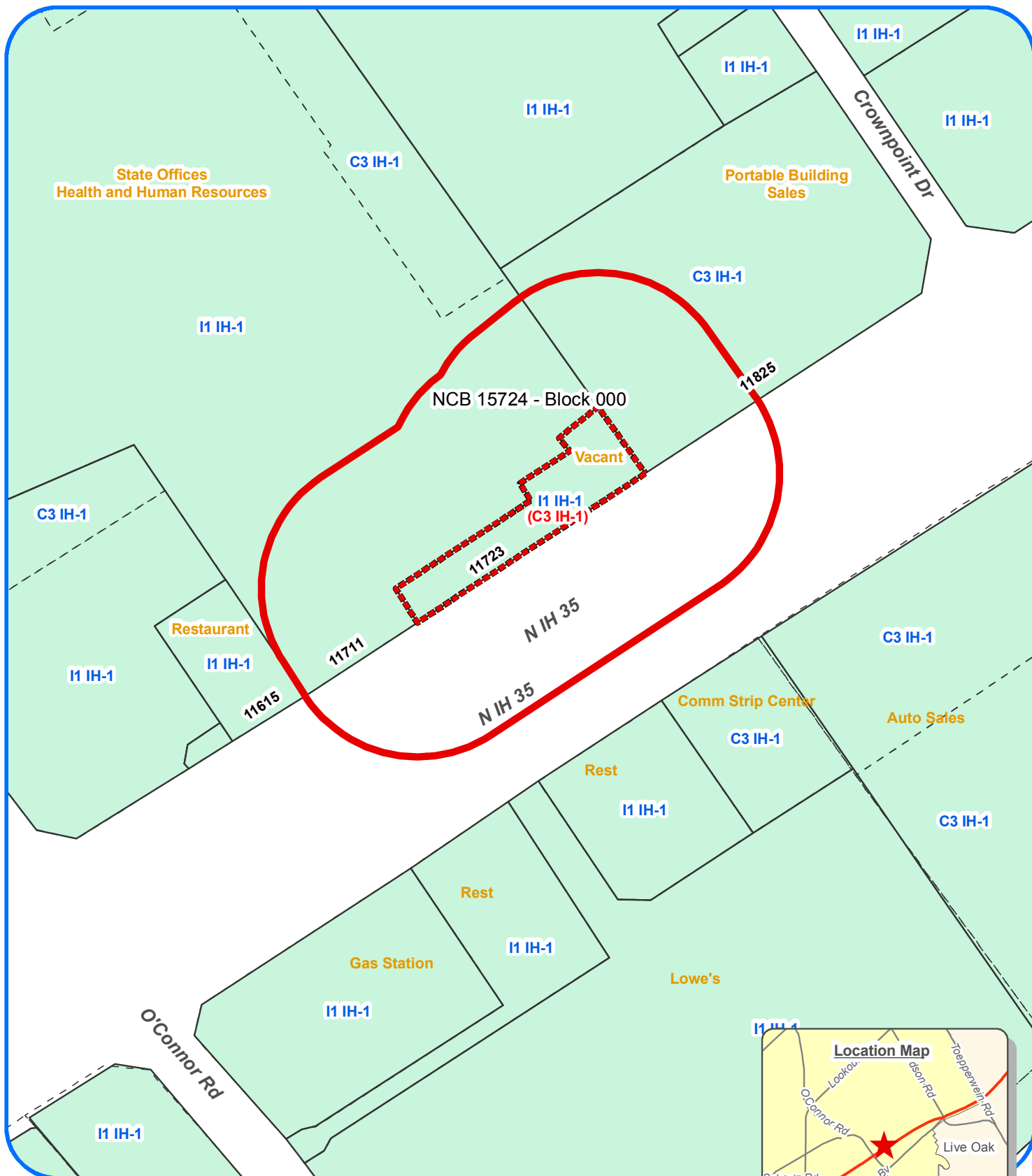
**CASE MANAGER:** Brenda Valadez 207-7945



Z2010064



" I, Charles L. Hernal, the property owner, acknowledge that this site plan submitted for the purpose of rezoning this property is in accordance with all applicable provisions of the Unified Development Code. Additionally I understand that City Council approval of a site plan in conjunction with a rezoning case does not relieve from adherence to any/all City-adopted codes at the time of plan submitted for building permits."



## Zoning Case Notification Plan

### Case Z-2010-068

Council District 10

Scale: 1" approx. = 200 Feet

Subject Property Legal Description(s): 0.717 acres out of NCB 15724

#### Legend

Subject Property (0.717 Acres)  
 200' Notification Buffer  
 Current Zoning  
 Requested Zoning Change  
 100-Year DFIRM Floodplain

TEXT  
 (TEXT)



Planning & Development Services Dept  
 City of San Antonio  
 (03/11/2010 - E Hart)

**Note: All Current and Requested Zoning includes AHOD Zoning (Airport Hazard Overlay District)**

# CASE NO: Z2010068

## Final Staff Recommendation - Zoning Commission

---

**Date:** April 6, 2010

**Council District:** 10

**Ferguson Map:** 553 C3

**Applicant Name:**  
John J. Rockey

**Owner Name:**  
John J. Rockey

**Zoning Request:** From "I-1 IH-1 AHOD" General Industrial Northeast Gateway Corridor Overlay Airport Hazard Overlay District to "C-3 IH-1 AHOD" General Commercial Northeast Gateway Corridor Overlay Airport Hazard Overlay District.

**Property Location:** 0.7170 acres out of NCB 15724

11723 IH 35 North

On the north side of IH-35 North between O'Connor Road to the southwest and Crownpoint Drive to the northeast.

**Proposal:** To allow motor vehicles sales

**Neigh. Assoc.:** The nearest neighborhood association is the Randolph Hills Civic Club.

**Neigh. Plan:** None

**TIA Statement:** A Traffic Impact Analysis is not required.

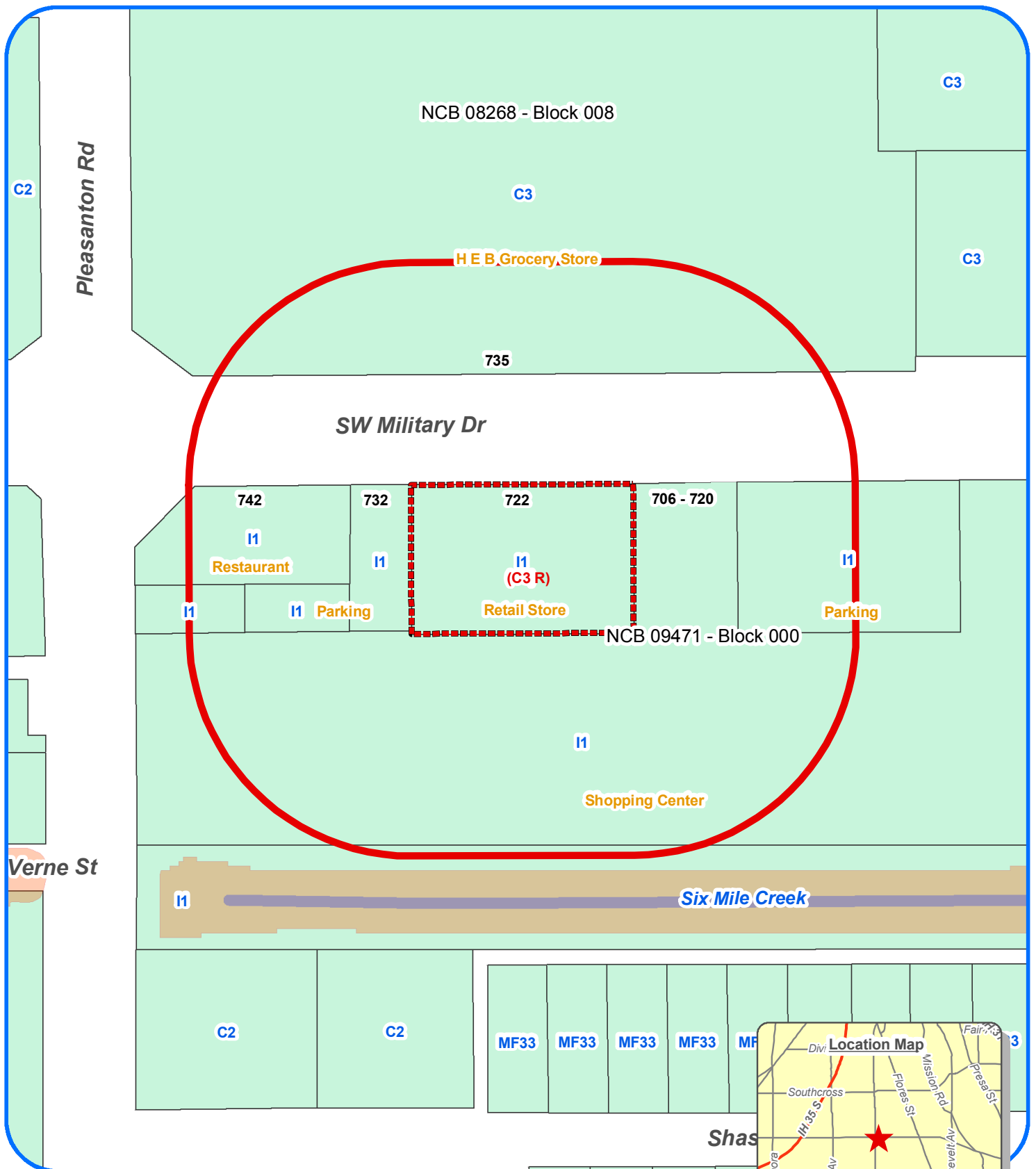
**Staff Recommendation:**  
Approval.

The subject property consists of a small portion of a paved parking lot with ingress/egress on IH-35 North. The subject site is a portion of a larger tract of land that is occupied by an office building. The property is adjacent to "I-1" and "C-3" zoning in all directions. The surrounding land uses consist of portable building sales to the east, a restaurant to the west, an office building to the north and a mix of commercial retail uses to the south.

The applicant is applying for "C-3" zoning in order to allow motor vehicle sales. A significant amount of "I-1" and "C-3" zoning exists within the general vicinity of the subject property. Staff finds the request for heavy commercial zoning to be appropriate given the subject property's location within the well established commercial node of IH 35 North and O'Connor Road. The requested "C-3" zoning is classified as a regional commercial district, which is most appropriate at the intersections of major thoroughfares or commercial nodes. The "C-3" General Commercial District at the proposed location would continue the historic development and concentration of heavy commercial uses along Interstate Highway 35 North.

Further, commercial uses would be more compatible at this location than would industrial uses because the existing zoning, transportation and use patterns in this area are overwhelmingly commercial in nature.

**CASE MANAGER:** Brenda Valadez 207-7945



## Zoning Case Notification Plan

### Case Z-2010-069

Council District 3

Scale: 1" approx. = 120 Feet

Subject Property Legal Description(s): NCB 09471 - Block 000 - Lots 3, 4 and 5

#### Legend

Subject Property (0.615 acres)  
 200' Notification Buffer  
 Current Zoning  
 Requested Zoning Change  
 100-Year DFIRM Floodplain

TEXT  
(TEXT)



Planning & Development Services Dept  
 City of San Antonio  
 (03/19/2010 - E Hart)

**Note: All Current and Requested Zoning includes AHOD Zoning (Airport Hazard Overlay District).**

# CASE NO: Z2010069

## Final Staff Recommendation - Zoning Commission

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**Date:** April 6, 2010

**Council District:** 3

**Ferguson Map:** 650 D7

**Applicant Name:**  
Pajis TX, LLC

**Owner Name:**  
Pajis TX, LLC

**Zoning Request:** From "I-1 AHOD" General Industrial Airport Hazard Overlay District to "C-3 R AHOD" General Commercial Restrictive Alcohol Sales Airport Hazard Overlay District.

**Property Location:** Lots 3, 4 and 5, NCB 9471

722 Southwest Military Drive

Located southeast of the intersection of Southwest Military Drive and Pleasanton Road.

**Proposal:** To make the existing use conforming.

**Neigh. Assoc.:** Harlandale Park Neighborhood Association

**Neigh. Plan:** None

**TIA Statement:** A Traffic Impact Analysis is not required.

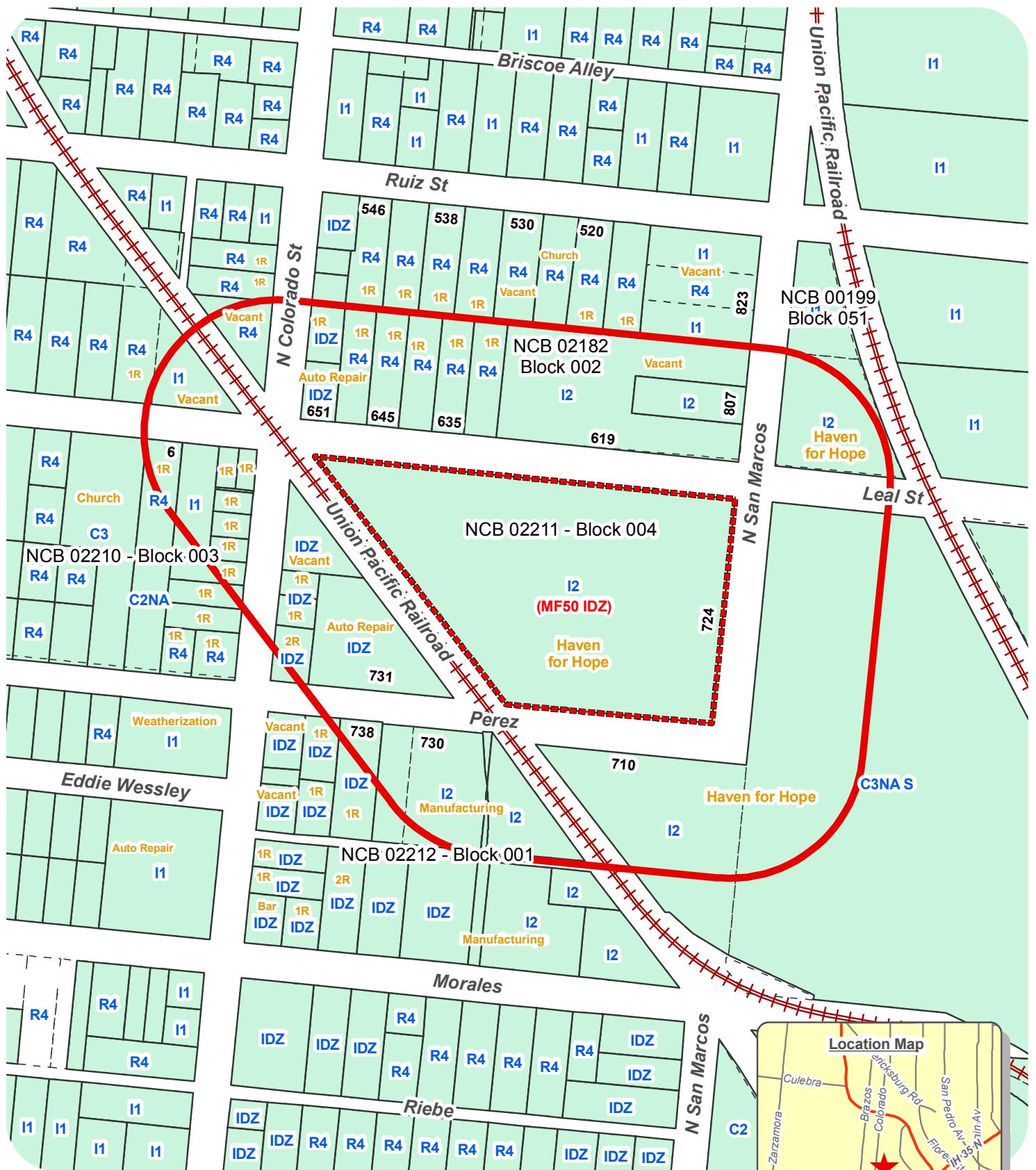
**Staff Recommendation:**  
Approval.

The subject property is occupied by a retail store with frontage on Southwest Military Drive. The property is adjacent to "I-1" zoning to the south, east and west and "C-3" zoning to the north. The surrounding land uses consist of a supermarket to the north, a restaurant to the west and a commercial retail center to the east and south.

The applicant is requesting a zoning change to make the existing retail use conforming. Staff supports downzoning the property from "I-1" to "C-3". The current I-1 zoning is a remnant of the 1938 code, under which this property was zoned "J". The remainder of the surrounding properties also face a situation where their zoning may not be consistent with the historical uses. Though the subject property is not on the corner of the intersection of Pleasanton Road and Southwest Military Drive it is within a reasonable distance of the intersection, and located within a well established commercial node.

"C-3" zoning is most appropriate at the intersections of major thoroughfares, arterials or commercial nodes. The requested zoning is consistent with the development trends and patterns along this portion of Southwest Military Drive. Furthermore, commercial uses would be compatible at this location rather than industrial uses because the existing zoning and use patterns in this area are mostly commercial in nature.

**CASE MANAGER:** Brenda Valadez 207-7945



## Zoning Case Notification Plan

### Case Z-2010-070

Council District 5

Scale: 1" approx. = 200 Feet

Subject Property Legal Description(s): NCB 02211 - Block 004 - Lot 25

#### Legend

Subject Property (3.708 Acres)  
 200' Notification Buffer  
 Current Zoning **TEXT**  
 Requested Zoning Change **TEXT**  
 100-Year DFIRM Floodplain



Planning & Development Services Dept  
 City of San Antonio  
 (03/11/2010 - E Hart)

**Note: All Current and Requested Zoning includes AHOD Zoning (Airport Hazard Overlay District)**

# CASE NO: Z2010070

## Final Staff Recommendation - Zoning Commission

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**Date:** April 6, 2010

**Council District:** 5

**Ferguson Map:** 616 C4

**Applicant Name:**  
Haven for Hope of Bexar County

**Owner Name:**  
City of San Antonio

**Zoning Request:** From "I-2 AHOD" Heavy Industrial Airport Hazard Overlay District to "MF-50 IDZ AHOD" Multi-Family Infill Development Zone Airport Hazard Overlay District.

**Property Location:** Lot 25, Block 4, NCB 2211

724 North San Marcos

On the west side of North San Marcos between Leal Street and Perez Street.

**Proposal:** To allow multi-family residential development

**Neigh. Assoc.:** Gardendale Neighborhood Association

**Neigh. Plan:** Downtown Neighborhood Plan - West Sector

**TIA Statement:** A Traffic Impact Analysis (TIA) is not required because the traffic generated by the proposed development does not exceed the threshold requirements.

**Staff Recommendation:**  
Approval.

The subject property consists of approximately 3.7 acres bound by Leal Street, North San Marcos, Perez, and a railroad right-of-way. The property creates a portion the western boundary of the Haven for Hope campus. The property is currently undeveloped, and is being used to house construction materials and equipment for the ongoing development of the campus. The subject property is located within the City Limits as they were recognized in 1938. The property was originally zoned "L" First Manufacturing District. Upon adoption of the 2001 Unified Development Code, the previous base zoning district converted to the current "I-2" Heavy Industrial District. Surrounding zoning to the north, west, and south includes a mix of single-family residential, commercial, and industrial districts; along with many lots, which have "IDZ" Infill Development Zone permitting both residential and commercial uses. Properties to the east are zoned "C-3NA S" General Commercial Nonalcoholic Sales District with a Specific Use Authorization for a Human Services Campus, and are being developed for the Haven for Hope human services campus. Other surrounding land uses include single-family homes to the north and west; with auto repair, manufacturing and distribution uses to the south. There are also numerous businesses and vacant commercial structures in the immediate vicinity. The applicant requests "MF-50 IDZ AHOD" Multi-Family Infill Development Zone Airport Hazard Overlay District in order to allow a multi-family development as part of the Haven for Hope campus.

Staff finds the requested zoning to be appropriate for the subject property as it will continue to implement the mission and goals of the Haven for Hope human services campus. In January 2009, the Downtown West Neighborhood Plan Update was approved by City Council (Ordinance #2009-01-15-0034). The updated plan includes a "Public/Institutional" future land use designation for the entire 22-acre Haven for Hope human services campus. This land use designation is designed to accommodate a range of institutional uses. Although much of the surrounding neighborhood is residential single-family in nature, the remaining areas are transitioning from heavy industrial uses to light commercial and multi-family uses. The "I-2" zoning district permits the most intense industrial uses, which are recognized as being inappropriate for properties abutting residential zoning or uses. The requested multi-family zoning district may provide a suitable transition between the industrial and commercial zoning to the east and the predominantly residential uses to the west of the Haven for Hope campus.

# CASE NO: Z2010070

## Final Staff Recommendation - Zoning Commission

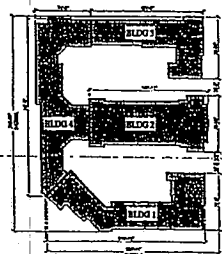
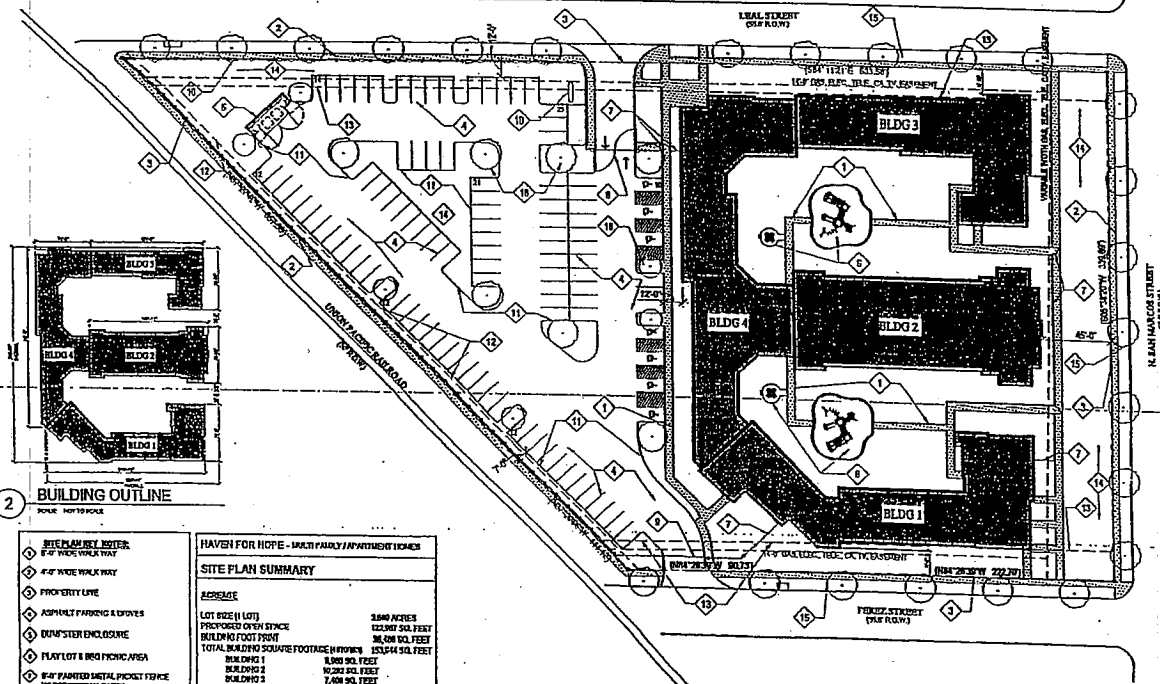
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Additionally, the requested "IDZ" overlay district provides flexibility for redevelopment of the inner-city lots by minimizing parking and building setback requirements. The requested zoning would allow a formerly industrial and recently underutilized property to be redeveloped for multi-family residential uses.

**CASE MANAGER:** Micah Diaz 207-5876



Z2010070

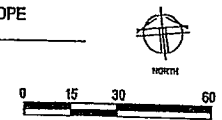


2 BUILDING OUTLINE

- 1 SITE PLAN KEY: BOTTLE
- 2 8" WIDE WALKWAY
- 3 4" WIDE WALKWAY
- 4 PROPERTY LINE
- 5 ASPHALT PAVING & DRIVE
- 6 DRIVE/STREET ENCLOSURE
- 7 PLANT LOT & B&B PLANTING AREA
- 8 8" WIDE PAINTED METAL PICKET FENCE
- 9 10" WIDE PEDESTRIAN GATES
- 10 ENTRY / EXIT GATE
- 11 FIRE DEPARTMENT ACCESS GATE ONLY
- 12 MONUMENT SIGN
- 13 PROPOSED CONCRETE CURB
- 14 5'-0" BUILDING SET BACK
- 15 20'-0" BUILDING SET BACK
- 16 TURF
- 17 TURF W/ STREET TREES ON PERM. LANDSCAPE ORDNANCE
- 18 PARKING LOT SHOWING TREES PER LANDSCAPE ORDNANCE

HAVEN FOR HOPE - MULTI-FAMILY / APARTMENT LAYOUT	
SITE PLAN SUMMARY	
ACREAGE	2.840 ACRES
LOT SIZE (1 LOT)	122,380 SQ. FEET
PROPOSED OPEN SPACE	36,000 SQ. FEET
BUILDING FOOTPRINT	36,000 SQ. FEET
TOTAL BUILDING SQUARE FOOTAGE (HYPOTHETICAL)	152,044 SQ. FEET
BUILDING 1	8,000 SQ. FEET
BUILDING 2	8,000 SQ. FEET
BUILDING 3	7,000 SQ. FEET
BUILDING 4	10,000 SQ. FEET
LANDSCAPE	32.000 ACRES
LAND SURFACE AREA	66,833 SQ. FEET
LANDSCAPE BUTTRESS NOT RECORDED IN SIZE	
PARKING	
TYPICAL DIMENSION	8'-0" W X 18'-0" L
DRIVE ANGLES	30°-45°
NUMBER OF PARKING PROVIDED	308
SCENARIO FOR RECOMMENDATION	POSSIBLE IMPROVEMENTS

1 HAVEN FOR HOPE SITE PLAN



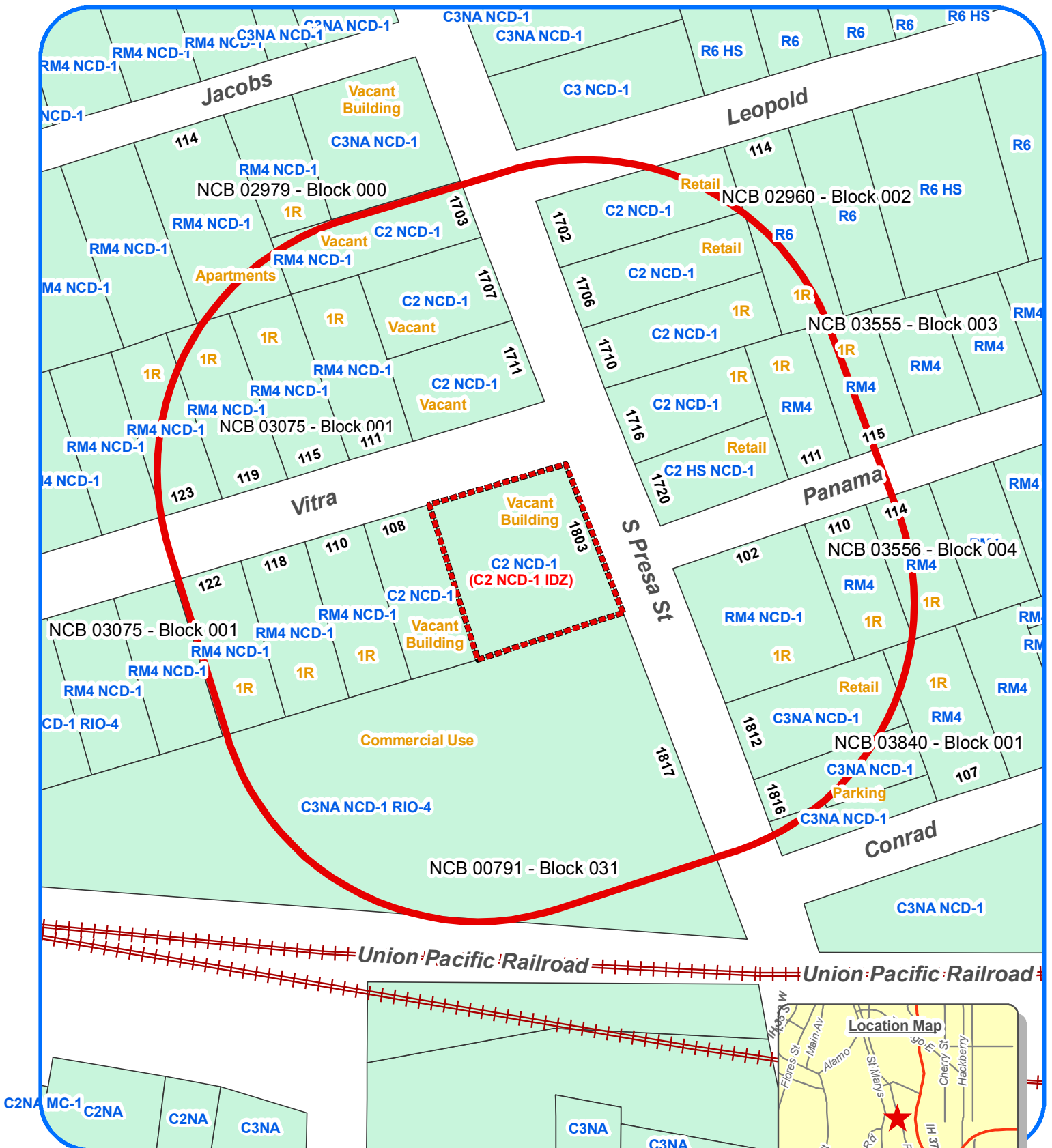
HAVEN FOR HOPE

SAN ANTONIO, TX

PROJECT NUMBER	101
DATE	10/1/10
APPROVED BY	101
DATE	10/1/10
DATE	10/1/10

SITE PLAN

A1.10



## Zoning Case Notification Plan

### Case Z2010072

Council District 1

Scale: 1" approx. = 100 Feet

Subject Property Legal Description(s): NCB 03075 - Block 001 - Lots 21 and 22

#### Legend

Subject Property (0.334)  
 200' Notification Buffer  
 Current Zoning  
 Requested Zoning Change  
 100-Year DFIRM Floodplain

TEXT  
 (TEXT)



Planning & Development Services Dept  
 City of San Antonio  
 (03/12/2010 - E Hart)

**Note: All Current and Requested Zoning includes AHOD Zoning (Airport Hazard Overlay District)**

# CASE NO: Z2010072

## Final Staff Recommendation - Zoning Commission

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**Date:** April 6, 2010

**Council District:** 1

**Ferguson Map:** 616 F8

**Applicant Name:**  
Johanna Fauerso

**Owner Name:**  
Riley Robinson and Johanna Fauerso

**Zoning Request:** From "C-2 NCD-1 AHOD" Commercial South presa/South St. Mary's Streets Neighborhood Conservation Airport Hazard Overlay District to "C-2 IDZ NCD-1 AHOD" Commercial Infill Development Zone South Presa/South St. Mary's Streets Neighborhood Conservation Airport Hazard Overlay District with uses permitted in "R-4" Residential Single-Family District.

**Property Location:** Lots 21 and 22, Block 1, NCB 3075

1803 South Presa Street

At the southwest corner of South Presa Street and Vitra

**Proposal:** To allow a single-family residence

**Neigh. Assoc.:** Lavaca Neighborhood Association

**Neigh. Plan:** Lavaca Neighborhood Plan

**TIA Statement:** A Traffic Impact Analysis (TIA) is not required because the traffic generated by the proposed development does not exceed the threshold requirements.

**Staff Recommendation:**  
Approval.

The subject property, located at the southwest corner of South Presa Street and Vitra, is 0.334 of an acre in size. The property includes a vacant commercial structure which measures approximately 3700 square feet and was built in 1960. The property is located within the Lavaca Neighborhood Plan. The plan designates the future land use of the subject property as Mixed Use. The requested zoning is consistent with the Neighborhood Plan. The subject property is located within the City Limits as they were recognized in 1938, and was originally zoned under the 1938 zoning code. In a 1991 case, the property was rezoned to "B-2" Business District. Upon adoption of the 2001 Unified Development Code, the previous base zoning district converted to the current "C-2" Commercial District. In 2002, the "NCD-1" South Presa/South St. Mary's Streets Neighborhood Conservation District was applied to the subject property. The applicant's zoning change request does not affect the existing overlay districts, which will remain in place. Surrounding zoning includes commercial districts to the north and south along Presa Street, with residentially-zoned properties to the east and west along the streets intersecting with Presa Street. Surrounding land uses include single-family homes to the east and west; with various retail and commercial uses to the north and south along Presa Street. The property abutting to the west is a vacant commercial structure.

The applicant requests "C-2 IDZ" Commercial Infill Development Zone with uses permitted in "R-4" Residential Single-Family District in order to use the property as a residence while using the vacant commercial property abutting to the west as an art studio. Staff finds the requested zoning to be appropriate for the subject property due to the goals of the Neighborhood Plan as well as the emerging pattern of re-development occurring along South Presa Street. The "IDZ" district is meant to encourage the redevelopment of underutilized lots and adaptive reuse of existing buildings. Also, the "IDZ" district can allow a wider range of permitted uses which supports mixed-use buildings, developments, and neighborhoods. Although the current building code may prohibit a live/work unit in the existing structure, the requested zoning retains the commercial potential of the property while adding the possibility of adapting the property for a single-family residential use.

**CASE MANAGER:** Micah Diaz 207-5876

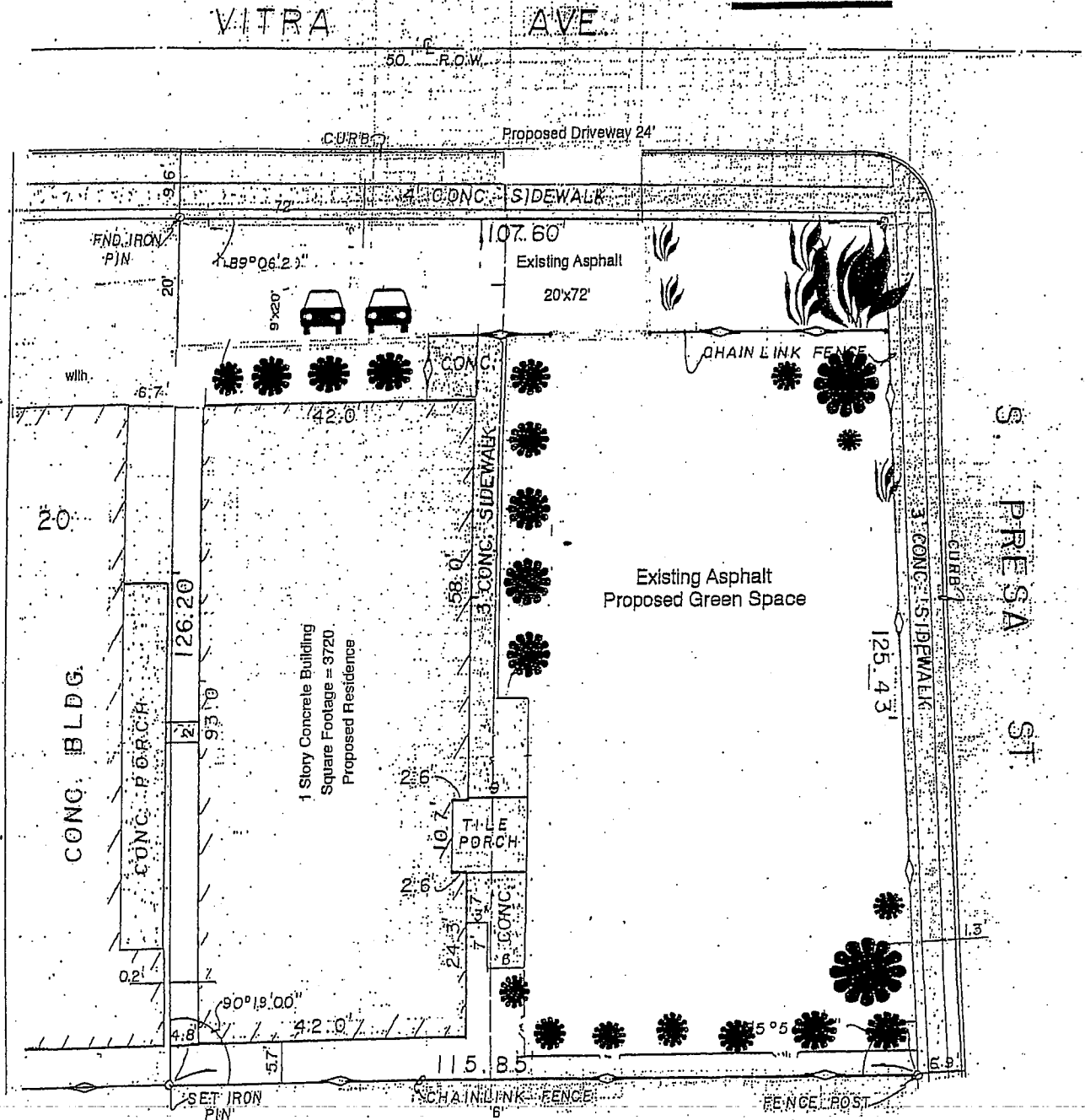
Z2010072

We, Johanna Fauerso and Riley Robins, the property owners, acknowledge that this site plan submitted for the purpose of rezoning this property is in accordance with all applicable provisions of the Unified Development Code. Additionally, We understand that City Council approval of a site plan in conjunction with a rezoning case does not relieve me from adherence to any/all City-adopted Codes at the time of plan submittal for building permits.

NORTH

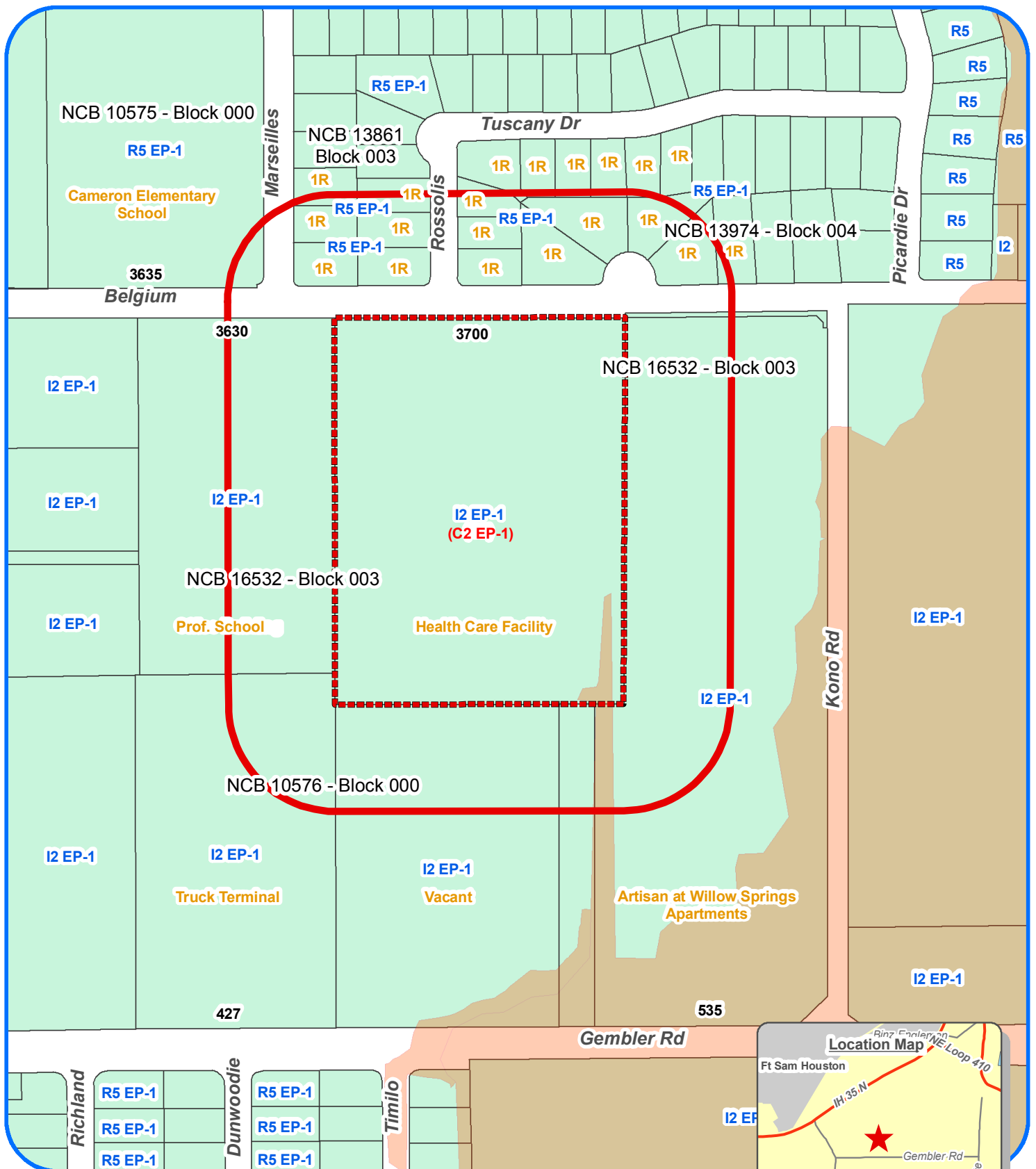
# 1803 S. Presa Site Plan

1" = 24'



Lots 21 and 22, Block 1  
334 Acres

square footage of proposed paved surface=2,031



## Zoning Case Notification Plan

### Case Z2010073

Council District 2

Scale: 1" approx. = 250 Feet

Subject Property Legal Description(s): NCB 16532 - Block 003 - Lot 18

#### Legend

Subject Property (8.997 acres)  
 200' Notification Buffer  
 Current Zoning  
 Requested Zoning Change  
 100-Year DFIRM Floodplain

TEXT  
(TEXT)



Planning & Development Services Dept  
City of San Antonio  
(03/12/2010 - E Hart)

# CASE NO: Z2010073

## Final Staff Recommendation - Zoning Commission

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**Date:** April 6, 2010

**Council District:** 2

**Ferguson Map:** 618 B3

**Applicant Name:**  
Allison Guess Brito

**Owner Name:**  
Texas Community Alternatives Ltd. Partnership

**Zoning Request:** From "I-2 EP-1" Heavy Industrial Facility Parking/Traffic Control District-1 to "C-2 EP-1" Commercial Facility Parking/Traffic Control District-1.

**Property Location:** Lot 18, Block 3, NCB 16532

3700 Belgium

On the south side of Belgium between Brussels Drive and Kono Road

**Proposal:** To allow office uses

**Neigh. Assoc.:** United Homeowners Improvement Association, Inc.

**Neigh. Plan:** Arena District/Eastside Community Plan

**TIA Statement:** A Traffic Impact Analysis (TIA) is not required because the traffic generated by the proposed development does not exceed the threshold requirements.

**Staff Recommendation:**  
Approval, pending plan amendment.

The subject property, located on the south side of Belgium between Brussels Drive and Kono Road, is 8.997 acres in size and is currently developed as a residential health care facility. The existing structure measures approximately 72,000 square feet in size, and was built in 1991. Subject property is located within the Arena District/Eastside Community Plan. The plan designates the future land use of the subject property as "High Density Multi-Family Residential". The applicant has applied to amend the plan to the "Mixed Use" land use designation that would be consistent with the zoning request. The plan amendment case is scheduled to be heard by the Planning Commission on April 14, 2010. The subject property was annexed in 1957, per Ordinance #25568; and was originally zoned "LL" First Manufacturing District. Upon adoption of the 2001 Unified Development Code, the previous zoning district converted to the current "I-2" Heavy Industrial District. The "EP-1" Facility Parking/Traffic Control District was applied as an overlay district in 2002. Surrounding zoning includes "R-5" Residential Single-Family District on the properties to the north; with "I-2" on the properties located to the east, west, and south. Surrounding land uses include single-family homes and an elementary school to the north, an apartment complex to the east, undeveloped land to the south, with various office/warehouse, distribution, and industrial trade uses to the west and southwest. The applicant requests "C-2 EP-1" Commercial Facility Parking/Traffic Control District to allow office uses as the primary use on the property.

Staff finds the requested zoning to be appropriate for the subject property. Although zoning on the property has always been industrial, the property has never been developed for such uses. The "I-2" zoning district is meant to accommodate the most intense industrial and manufacturing uses. Although "I-2" is prevalent in the area, many of the existing uses could be accommodated by lower-intensity industrial and commercial zoning districts. Commercial zoning paired with the current and proposed uses allow the property to serve as a suitable transition between the industrial uses to the south and west, and the residential uses to the north and east. Similarly, approval of the zoning request would serve to protect the adjacent residential uses from possible future development of heavy industrial uses on the subject property.

**CASE MANAGER:** Micah Diaz 207-5876



## Zoning Case Notification Plan

### Case Z2010074

Council District 1

Scale: 1" approx. = 100 Feet

Subject Property Legal Description(s): NCB 02744 - Block 050 - SW 50 ft of Lots 1 & 2

#### Legend

Subject Property (0.138 acres)  
 200' Notification Buffer  
 Current Zoning **TEXT**  
 Requested Zoning Change **(TEXT)**  
 100-Year DFIRM Floodplain



Planning & Development Services Dept  
 City of San Antonio  
 (03/12/2010 - E Hart)

**Note: All Current and Requested Zoning includes AHOD Zoning (Airport Hazard Overlay District)**

# CASE NO: Z2010074

## Final Staff Recommendation - Zoning Commission

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**Date:** April 6, 2010

**Council District:** 1

**Ferguson Map:** 582 A8

**Applicant Name:**  
Russell Dean Felan

**Owner Name:**  
Ruben Huron

**Zoning Request:** From "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District to "C-1 AHOD" Light Commercial Airport Hazard Overlay District.

**Property Location:** The southwest 50 feet of Lots 1 and 2, Block 50, NCB 2744

1606 Fulton Avenue

On the south side of Fulton Avenue between Beal Street and Fredericksburg Road

**Proposal:** To allow commercial uses

**Neigh. Assoc.:** Keystone Neighborhood Association; Jefferson Neighborhood Association is within 200 feet.

**Neigh. Plan:** Near Northwest Community Plan

**TIA Statement:** A Traffic Impact Analysis (TIA) is not required because the traffic generated by the proposed development does not exceed the threshold requirements.

**Staff Recommendation:**

Approval, pending plan amendment.

The subject property, located on the south side of Fulton Avenue between Beal Street and Fredericksburg Road, is 0.138 of an acre in size and includes a vacant commercial structure. The existing structure, which covers a majority of the subject property, has been vacant for more than twenty years. The property is located within the Near Northwest Community Plan. The plan designates the future land use of the subject property as "Low Density Residential". However, the applicant has applied to amend the plan to the "Neighborhood Commercial" designation. The case is scheduled to be heard by the Planning Commission on April 14, 2010. The subject property is located within the City Limits as they were recognized in 1938 and was originally zoned "B" Residence District. Upon adoption of the 2001 Unified Development Code, the previous base zoning district converted to the current "R-4" Residential Single-Family District. Surrounding zoning includes single-family residential districts to the north, east, and southeast; a conditional use for parking to the north; with commercial zoning to the west, northwest, and southwest along Fredericksburg Road. Additionally, the residence abutting to the east carries a Historic Significant designation, while other properties to the north and northeast are located within the Fulton Avenue Historic District. Surrounding land uses include single-family homes to the northeast, east, and southeast; a parking lot to the north; with commercial uses such as retail centers, restaurants, and office uses located along Fredericksburg Road. The applicant requests "C-1" Light Commercial District to allow future commercial uses on the property.

Staff finds the requested zoning to be appropriate for the subject property due to its location, existing building, and long-term vacancy. The existing combination of residential zoning, commercial construction, and extended vacancy has rendered the subject property unusable. The current state of disrepair requires extensive rehabilitation and remodeling. The scope of work needed on the structure will require City-issued permits. However, commercial permits may not be issued for properties with residential zoning. Therefore, the subject property is caught in a cycle that prevents rehabilitation and the opportunity for a productive commercial use. Additionally, the property is located between a historic residential neighborhood (abutting a "Historic Significant" residence) and an equally historic commercial development and thoroughfare. The subject property does not currently fit into the character of either adjacent residential or commercial area.



# CASE NO: Z2010074

## Final Staff Recommendation - Zoning Commission

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The property owner could elect to demolish the existing structure and construct a new residence. However, staff feels that the property is not ideally suited for residential development as it directly abuts the back of a commercial center and parking lot.

Staff recognizes that the current configuration of the property does not provide for any off-street parking. However, the property is in close proximity to both public transit lines and existing parking lots. Should the requested zoning be approved and the property redeveloped for commercial uses, off-street parking would be required on the lot, through a cooperative parking agreement with surrounding property owners, or a parking variance would be needed. Although such a district is out of the amendable range for this zoning case, staff feels the subject property would be an ideal candidate for the "IDZ" district.

**CASE MANAGER:** Micah Diaz 207-5876



## Zoning Case Notification Plan

### Case Z-2010-077 H

Council District 7

Scale: 1" approx. = 500 Feet

Subject Property Legal Description(s): Various (See Attachment)

#### Legend

- Subject Property (76.62 acres)
- 200' Notification Buffer
- Current Zoning
- Requested Zoning Change
- 100-Year DFIRM Floodplain

**TEXT**  
**(TEXT)**



Planning & Development Services Dept  
City of San Antonio  
(03/15/2010 - E Hart)

**Notes: All Subject Properties are Zoned R6. Proposed Zoning will Add H to all Subject Properties.  
All Current and Requested Zoning includes AHOD Zoning (Airport Hazard Overlay District).**

# CASE NO: Z2010077 H

## Final Staff Recommendation - Zoning Commission

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**Date:** April 6, 2010

**Council District:** 7

**Applicant Name:**

City of San Antonio - Historic Preservation Office

**Owner Name:**

Multiple Owners

**Zoning Request:** From "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District, "R-6 CD AHOD" Residential Single-Family Airport Hazard Overlay District with a Conditional Use for a Fourplex, and "R-6 CD AHOD" Residential Single-Family Airport Hazard Overlay District with a Conditional Use for a Duplex to "H R-6 AHOD" Residential Single-Family Monticello Park Historic Airport Hazard Overlay District, "H R-6 CD AHOD" Residential Single-Family Monticello Park Historic Airport Hazard Overlay District with a Conditional Use for a Fourplex, and "H R-6 CD AHOD" Residential Single-Family Monticello Park Historic Airport Hazard Overlay District with a Conditional Use for a Duplex.

**Property Location:** Multiple legal descriptions

Multiple addresses

Properties generally bound by Donaldson Avenue to the north, West Woodlawn to the south, San Antonio Avenue to the east and Lake Boulevard to the west.

**Proposal:** To expand the existing Historic District (Monticello Park Historic District Phase 5)

**Neigh. Assoc.:** Jefferson Neighborhood Association, Monticello Park Neighborhood Association and the Woodlawn Lake Community Association

**Neigh. Plan:** Near Northwest Community Plan

**TIA Statement:** A Traffic Impact Analysis is not required.

**Staff Recommendation:**

Approval.

The Office of Historic Preservation recommends a Historic District for the area known as Monticello Park based on the evaluation criteria in Section 35-607 for the Designation of Historic Districts and Landmarks. The subject properties are generally bound by Donaldson Avenue to the north, West Woodlawn to the south, San Antonio Avenue to the east and Lake Boulevard to the west. All properties in this general area are residential.

Staff supports the designation of subject properties within the Monticello Park Neighborhood as historic. The request to designate this location as Historic is consistent with the goals and objectives of the Near Northwest Community Plan. Specifically, Goal 3: Housing encourages the protection and preservation of the "Near Northwest's unique housing character" through the "designation of individual historic landmarks or historic districts". On February 17, 2010 the Historic and Design Review Commission concurred with Staff and is recommending approval of a Historic District. Further, a petition in favor of the district extension has been signed by 51% of property owners within the proposed district boundaries.

Pursuant to Texas Local Government Code §§ 211.001 and 211.003, historic districts and landmark designations are adopted in order to protect and preserve places and areas of historical, cultural, or architectural importance and significance.

**CASE MANAGER:** Brenda Valadez 207-7945

Z2010077



# CITY OF SAN ANTONIO

## HISTORIC AND DESIGN REVIEW COMMISSION CERTIFICATE OF APPROPRIATENESS

February 17, 2010

HDRC CASE NO:

2010-054

ADDRESS:

1902 -2055 W Gramercy Pl, 1901-2055 W Kings Hwy, 1902-2055 W Summit,  
1902-2055 W Mulberry, 1900-2055 W Huisache, 1902-2055 W Magnolia,  
1901-2055 W Mistletoe, 1901-2065 W Woodlawn (north side of street only)

APPLICANT:

City of San Antonio Office of Historic Preservation 1901 S Alamo

OWNER:

Various

TYPE OF WORK:

Designation of Historic District

### REQUEST:

The applicant is requesting that the Commission issue a finding of historic significance for the Monticello Park Phase 5 Historic District. The applicant is also requesting that the commission recommend approval to the Zoning Commission and to the City Council for designation of this area as Monticello Park Historic District. A petition in favor of the district extension has been signed by 51.0% of property owners within the proposed district extension boundaries.

NCB 1954 BLK 12 LOT 30  
NCB 1951 BLK 19 LOT 1  
NCB 1934 BLK 32 LOT 1 & E 9.9 FT OF 2  
NCB 1961 BLK 9 LOT 1 & P-101 (PT OF ALLEY)  
NCB 1964 BLK 2 LOT 1 EXC W 1 FT  
NCB 1934 BLK 32 LOT 27  
NCB 1941 BLK 29 LOT 26  
NCB 1961 BLK 9 LOT 26  
NCB 1964 BLK 2 LOT 20  
NCB 1951 BLK 19 LOT 26  
NCB 1944 BLK 22 LOT 26 & E 25 FT OF 25  
NCB 1931 BLK 38 LOT 1 & E 21.86 FT OF 2  
NCB 1954 BLK 12 LOT 1  
NCB 1944 BLK 22 LOT 1  
NCB 1941 BLK 29 LOT 1&2  
NCB 1964 BLK 2 LOT 2 & W 1 FT OF 1  
NCB 1954 BLK 12 LOT 29  
NCB 1964 BLK 2 LOT 3  
NCB 1934 BLK 32 LOT 26  
NCB 1961 BLK 9 LOT 25 & P-110 (ALLEY)  
NCB 1964 BLK 2 LOT 19  
NCB 1951 BLK 19 LOT 25  
NCB 1931 BLK 38 LOT W 18.76 FT OF 2 & E 31.24 FT OF 3  
NCB 1951 BLK 19 LOT 2  
NCB 1934 BLK 32 LOT W 30.72 FT OF 2 & E 19.28 FT OF 3  
NCB 1954 BLK 12 LOT 2  
NCB 1961 BLK 9 LOT 2  
NCB 1944 BLK 22 LOT 2

Z2010077

NCB 1941 BLK 29 LOT 25  
NCB 1951 BLK 19 LOT 24  
NCB 1934 BLK 32 LOT 25  
NCB 1941 BLK 29 LOT 24  
NCB 1961 BLK 9 LOT 24 & P-108 (PT OF ALLEY)  
NCB 1964 BLK 2 LOT 18  
NCB 1944 BLK 22 RED 24 & W 25 FT OF RED 25  
NCB 1931 BLK 38 LOT 4 & W 9.38 FT OF 3  
NCB 1951 BLK 19 LOT 3  
NCB 1954 BLK 12 LOT 3  
NCB 1961 BLK 9 LOT 3 & P-100  
NCB 1944 BLK 22 LOT S, 100 FT OF 3  
NCB 1944 BLK 22 LOT N 60 FT OF 3  
NCB 1941 BLK 29 LOT 3  
NCB 1951 BLK 19 RED 23  
NCB 1944 BLK 22 LOT 23  
NCB 1934 BLK 32 LOT 24  
NCB 1954 BLK 12 LOT 27  
NCB 1941 BLK 29 LOT 23  
NCB 1961 BLK 9 LOT 23  
NCB 1964 BLK 2 LOT N 134 FT OF 17  
NCB 1931 BLK 38 LOT 5  
NCB 1951 BLK 19 LOT 4  
NCB 1934 BLK 32 LOT 4 W 21.38 FT OF 3  
NCB 1954 BLK 12 LOT 4  
NCB 1961 BLK 9 LOT 4 & P-102 (PT OF ALLEY)  
NCB 1944 BLK 22 LOT 4  
NCB 1941 BLK 29 LOT 4  
NCB 1951 BLK 19 LOT 22  
NCB 1951 BLK 19 LOT 5  
NCB 1944 BLK 22 LOT 5  
NCB 1941 BLK 29 LOT 5  
NCB 1934 BLK 32 LOT 23 AT 1918 GRAMERCY W  
NCB 1954 BLK 12 LOT 26  
NCB 1941 BLK 29 LOT 22  
NCB 1961 BLK 9 LOT 22  
NCB 1964 BLK 2 LOT 16  
NCB 1944 BLK 22 LOT 22  
NCB 1931 BLK 38 LOT 6  
NCB 1934 BLK 32 LOT 5  
NCB 1954 BLK 12 LOT 5  
NCB 1961 BLK 9 LOT 5  
NCB 1951 BLK 19 LOT 21  
NCB 1934 BLK 32 LOT 22  
NCB 1954 BLK 12 LOT 25  
NCB 1941 BLK 29 LOT 21  
NCB 1961 BLK 9 LOT 21  
NCB 1964 BLK 2 LOT E 48.7 FT OF 15  
NCB 1951 BLK 19 LOT 6  
NCB 1934 BLK 32 LOT 6  
NCB 1954 BLK 12 LOT 6  
NCB 1944 BLK 22 LOT 6  
NCB 1941 BLK 29 LOT 6  
NCB 1954 BLK 12 LOT 24 & E HLF OF 23  
NCB 1931 BLK 38 LOT 7  
NCB 1951 BLK 19 LOT 7  
NCB 1961 BLK 9 LOT 6  
NCB 1944 BLK 22 LOT 7  
NCB 1934 BLK 32 LOT 21  
NCB 1941 BLK 29 LOT 20

Z2010077

NCB 1951 BLK 19 LOT 20  
NCB 1944 BLK 22 LOT 20 AND 21  
NCB 1934 BLK 32 LOT 7  
NCB 1954 BLK 12 LOT 7  
NCB 1961 BLK 9 LOT 7 & PT OF AN ALLEY ARB P-11 (.005 AC)  
NCB 1941 BLK 29 LOT 7  
NCB 1964 BLK 2 LOT 6  
NCB 1954 BLK 12 LOT 22  
NCB 1934 BLK 32 LOT 8  
NCB 1961 BLK 9 LOT 8  
NCB 1944 BLK 22 LOT 8  
NCB 1934 BLK 32 LOT 20  
NCB 1941 BLK 29 LOT 19  
NCB 1961 BLK 9 LOT 19 & P-107 (PT OF ALLEY)  
NCB 1964 BLK 2 LOT E 48.7 FT OF 13 & W 1.3 FT OF 14  
NCB 1951 BLK 19 RED 19  
NCB 1944 BLK 22 LOT 19  
NCB 1931 BLK 38 LOT 8  
NCB 1951 BLK 19 LOT 8  
NCB 1934 BLK 32 LOT 9  
NCB 1954 BLK 12 LOT 8  
NCB 1941 BLK 29 LOT 8  
NCB 1964 BLK 2 LOT 7  
NCB 1954 BLK 12 LOT 21  
NCB 1944 BLK 22 LOT 9  
NCB 1934 BLK 32 LOT 19  
NCB 1941 BLK 29 LOT 18  
NCB 1961 BLK 9 LOT 18  
NCB 1951 BLK 19 RED 18  
NCB 1944 BLK 22 LOT 18  
NCB 1931 BLK 38 LOT 9  
NCB 1951 BLK 19 LOT 9  
NCB 1954 BLK 12 LOT 9  
NCB 1961 BLK 9 LOT 9  
NCB 1941 BLK 29 LOT 9  
NCB 1964 BLK 2 LOT 8  
NCB 1964 BLK 2 LOT 12 & W 1.3 FT OF 13  
NCB 1934 BLK 32 LOT 10 THRU 12  
NCB 1944 BLK 22 LOT 10  
NCB 1964 BLK 2 LOT 9  
NCB 1934 BLK 32 LOT 18  
NCB 1954 BLK 12 LOT 20  
NCB 1941 BLK 29 LOT 17  
NCB 1961 BLK 9 LOT 17 & P-106 (PT OF ALLEY)  
NCB 1964 BLK 2 LOT 11  
NCB 1951 BLK 19 RED 17  
NCB 1944 BLK 22 LOT 17  
NCB 1931 BLK 38 LOT 10  
NCB 1951 BLK 19 LOT 10  
NCB 1954 BLK 12 LOT 10 (WOODLAWN TERRACE SUBD) 0642/0130  
NCB 1961 BLK 9 LOT 10  
NCB 1941 BLK 29 LOT 10  
NCB 1964 BLK 2 LOT 10  
NCB 1954 BLK 12 LOT 19  
NCB 1951 BLK 19 RED 16  
NCB 1944 BLK 22 LOT 16  
NCB 1944 BLK 22 LOT 11  
NCB 1934 BLK 32 LOT 17  
NCB 1941 BLK 29 LOT 16  
NCB 1961 BLK 9 LOT 16

Z2010077

NCB 1954 BLK 12 LOT 11  
NCB 1961 BLK 9 LOT 11 & P-103 (PT OF ALLEY)  
NCB 1941 BLK 29 LOT 11  
NCB 1951 BLK 19 RED 15  
NCB 1944 BLK 22 LOT 14  
NCB 1951 BLK 19 LOT 11  
NCB 1944 BLK 22 LOT 12  
NCB 1934 BLK 32 LOT 16  
NCB 1941 BLK 29 LOT 15  
NCB 1961 BLK 9 LOT 15 & P-112 (PT OF ALLEY)  
NCB 1951 BLK 19 LOT 12  
NCB 1954 BLK 12 LOT 12  
NCB 1961 BLK 9 LOT 12 & P-104 (PT OF ALLEY)  
NCB 1941 BLK 29 LOT 12  
NCB 1934 BLK 32 LOT 15  
NCB 1954 BLK 12 LOT 18  
NCB 1941 BLK 29 LOT 14  
NCB 1961 BLK 9 LOT 14 & P-105 (PT OF ALLEY)  
NCB 1951 BLK 19 RED 14  
NCB 1931 BLK 38 LOT 12 & E 14.44 FT OF 13  
NCB 1951 BLK 19 LOT 13  
NCB 1934 BLK 32 LOT 13 AND 14  
NCB 1954 BLK 12 LOT 13  
NCB 1961 BLK 9 LOT 13, & P-109 (PT OF ALLEY) .005AC  
NCB 1944 BLK 22 LOT 13  
NCB 1941 BLK 29 LOT 13  
NCB 1931 BLK 38 LOT 14 & W 26.18 FT OF 13  
NCB 1942 BLK 30 LOT 28  
NCB 1943 BLK 21 LOT 27 AND 28  
NCB 1932 BLK 39 LOT 1 E 34.92 FT OF 2  
NCB 1933 BLK 31 LOT 1  
NCB 1943 BLK 21 LOT 1 & E 15 FT OF 2 & W 10 FT OF E 25 FT OF N 83 FT OF 2  
NCB 1942 BLK 30 LOT 1  
NCB 1933 BLK 31 LOT 27 & 28  
NCB 1953 BLK LOT 28  
NCB 1962 BLK 10 LOT 28  
NCB 1952 BLK 20 LOT 28  
NCB 1952 BLK 20 LOT 1  
NCB 1953 BLK LOT 1  
NCB 1962 BLK 10 LOT 1  
NCB 1963 BLK 1 LOT E 54 FT OF 1  
NCB 1963 BLK 1 LOT 34  
NCB 1952 BLK 20 LOT 27  
NCB 1953 BLK LOT 27  
NCB 1942 BLK 30 LOT 27  
NCB 1962 BLK 10 LOT 27  
NCB 1963 BLK 1 LOT 33 & E 25 FT OF 32  
NCB 1952 BLK 20 LOT 2  
NCB 1933 BLK 31 LOT 2  
NCB 1953 BLK LOT 2 & E 4.5 FT OF 3  
NCB 1962 BLK 10 LOT 2  
NCB 1942 BLK 30 LOT 2  
NCB 1963 BLK 1 LOT W 6 FT OF 1 & E 47 FT OF 2  
NCB 1933 BLK 31 LOT 26  
NCB 1952 BLK 20 LOT 3  
NCB 1943 BLK 21 LOT W 10 FT OF E 25 OF S 77 FT OF 2, W 25 OF 2 & E 25 FT OF 3

**RECOMMENDATION:**

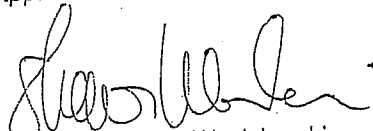
Staff recommends an issuance of a finding of Historic Significance and recommendation to Zoning and City Council for historic designation. The area to be incorporated into the existing Monticello Park Local Historic District includes the 1900 and 2000 blocks of W. Gramercy Place, W. Kings Highway, W. Summit, W. Mulberry, W. Huisache, W. Magnolia, W. Mistletoe, and W. Woodlawn (the north side of the street only). Originally platted in 1923 as Woodlawn Terrace, the neighborhood was designed to accommodate nearby streetcar routes. Woodlawn Terrace quickly became one of San Antonio's premier early twentieth-century suburbs. Developers H.J. Shearer and C.M. Furr and many notable San Antonio builders such as L.E. Fite, H.E. Dickenson, Albaugh-Wright Lumber Company, and Kelley-Maverick Company were responsible for the development of the neighborhood. The streets are lined with outstanding examples of Tudor and Spanish Colonial Revival style residences as well as numerous Craftsman bungalows.

Woodlawn Terrace, an intact residential neighborhood reflecting a variety of revival styles indicative of early twentieth century suburban development, has been determined eligible for inclusion as Phase 5 of the Monticello Park Local Historic District based on the following criteria:

- Its embodiment of distinguishing characteristics of an architectural style valuable for the study of a period: early 20th century residential designs and an early 20th century suburban streetcar neighborhood [35-607(b)(5)];
- Its historical, architectural, or cultural integrity of location, design, materials, and workmanship [35-607(b)(8)];
- Its character as a geographically definable neighborhood, united by culture, architectural style, physical plan, and development [35-607(b)(10)]; and
- Properties which are determined to contribute to a San Antonio historic district: the next phase of the existing Monticello Park Local Historic District.

**COMMISSION ACTION:**

Approval of a finding of historic significance for the Monticello Park Phase 5 Historic District.



Sharon Peterson Wasielewski  
Historic Preservation Officer





**Case Z-2010-078 CD**

Subject Property Legal Description(s): NCB 06679 - Block 001 - Lots 8 thru 12

**Legend**

Subject Property (0.791 acres)

200' Notification Buffer

Current Zoning (TEXT)

Requested Zoning Change (TEXT)

100-Year DFIRM Floodplain



Planning & Development Services Dept  
City of San Antonio  
(03/15/2010 - E Hart)

# CASE NO: Z2010078 CD

## Final Staff Recommendation - Zoning Commission

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**Date:** April 6, 2010

**Council District:** 5

**Ferguson Map:** 649 E2

**Applicant Name:**  
Russell Dean Felan

**Owner Name:**  
Broadway Properties (Joe C.Gonzales, Jr.)

**Zoning Request:** From "C-2 AHOD" Commercial Airport Hazard Overlay District to "C-2 CD AHOD" Commercial Airport Hazard Overlay District with a Conditional Use for a Bar/Tavern.

**Property Location:** Lots 8, 9, 10, 11 and 12, Block 1, NCB 6679

2007 Frio City Road

On the southwest corner of Frio City Road and Calle Del Sol

**Proposal:** To allow a Bar/Tavern

**Neigh. Assoc.:** Quintana Community Neighborhood Association

**Neigh. Plan:** Kelly South San Pueblo Community Plan

**TIA Statement:** A Traffic Impact Analysis (TIA) is not required.

**Staff Recommendation:**  
Approval.

A finding of consistency is not required because the applicant is not requesting a change to the existing base zoning district. The Kelly South San Pueblo Community Plan calls for Neighborhood Commercial land use for the subject property.

The subject property is located in the southwest side of San Antonio, on the southwest corner of Frio City Road and Calle Del Sol. The subject property consists of a vacant commercial building with frontage on Frio City Road, a major thoroughfare. The property is adjacent to "C-3 AHOD" General Commercial Airport Hazard Overlay District to the southwest and "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District to the northwest and north with "I-1" General Industrial Airport Hazard Overlay District across Frio City Road to the southeast. The surrounding land uses consist of vacant land and single-family dwellings to the northwest, commercial uses to the southwest and the Union Pacific Railroad right-of-way across Frio City Road to the southeast. In January of 1998, the property was part of a large-area rezoning and was granted a base zoning change from "L" Light Industrial District to "B-2" Business District. Upon adoption of the 2001 Unified Development Code, the existing "C-2 AHOD" Commercial Airport Hazard Overlay District zoning converted from the previous "B-2" Business District. The Airport Hazard Overlay District was added by Ordinance #37324 (1969) and Ordinance #55085 (1982).

The applicant is requesting a Conditional Use to operate a Bar/Tavern on the property. The subject property previously operated as an Ice Station with beer and wine, which the previous "L" Light Industrial District allowed. The existing commercial building on the subject property measures approximately 2,365 square feet and was constructed in 1958. The site is limited to two driveways along Frio City Road and no access is granted onto Calle Del Sol. This lessens any potential negative impact on nearby residential uses from traffic being generated by this non-residential use. Staff finds the requested Conditional Use to be appropriate for the subject property as it is consistent with other existing uses along Frio City Road. Staff believes that this request will support a beneficial adaptive reuse of an existing vacant commercial building.

# CASE NO: Z2010078 CD

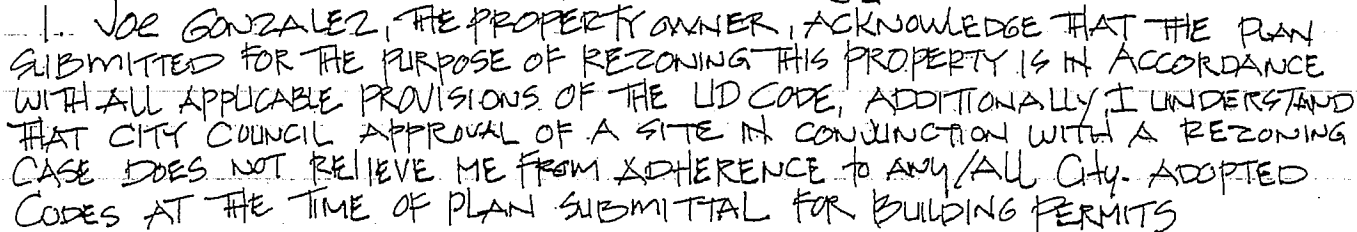
## Final Staff Recommendation - Zoning Commission

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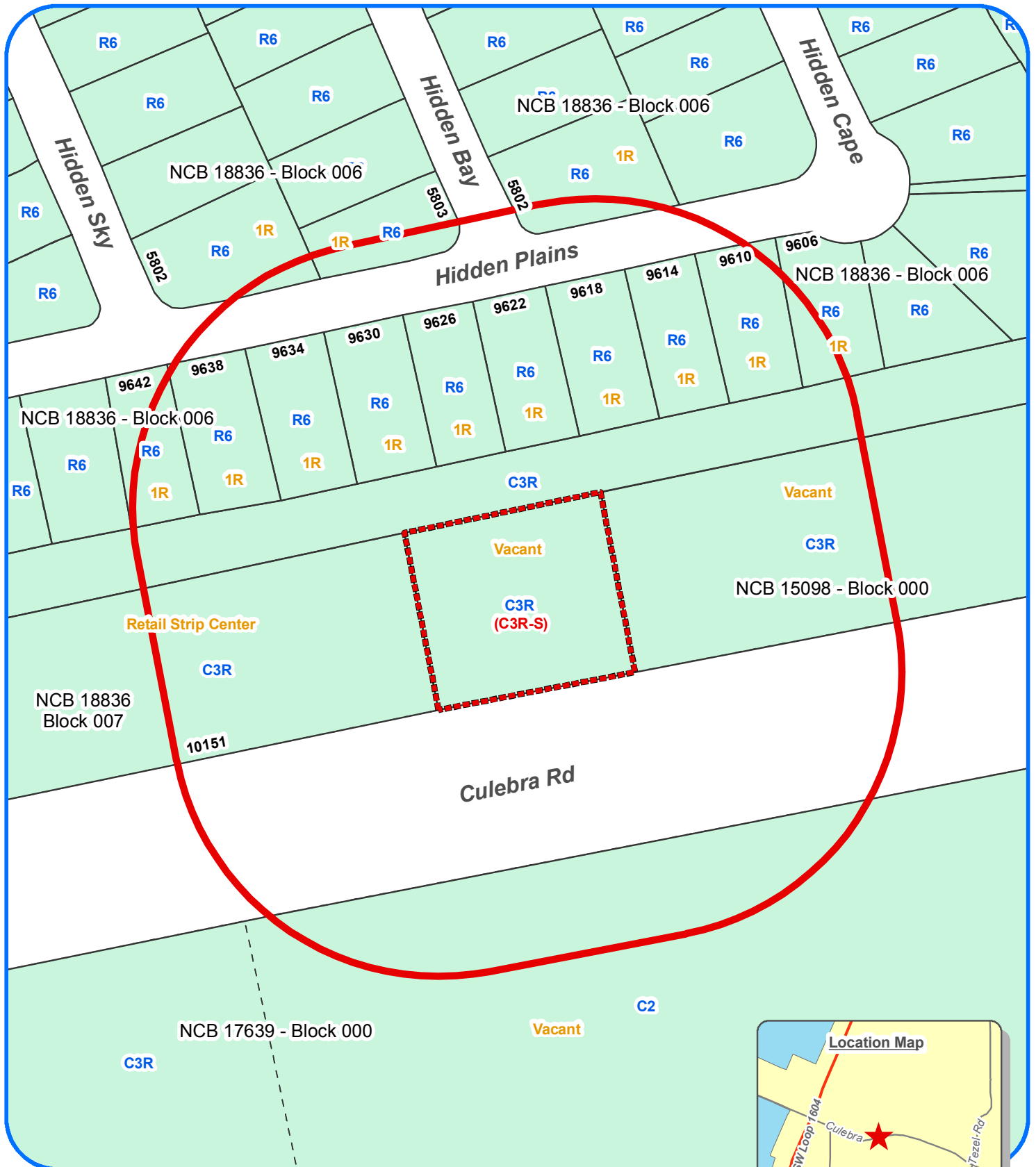
The conditional zoning procedure is designed to provide for a land use within an area that is not permitted by the established zoning district but due to individual site considerations or unique development requirements would be compatible with adjacent land uses under given conditions. The granting of a conditional zoning classification shall not be for all of the uses permitted in a given district but shall be only for the conditional use named in the ordinance approving the conditional zoning district.

**CASE MANAGER:** Pedro Vega 207-7980

VAR R.O.F.



felan design group - 210-584-0504



## Zoning Case Notification Plan

### Case Z-2010-079 S

Council District 6

Scale: 1" approx. = 100 Feet

Subject Property Legal Description(s): NCB 15098 - Block 000 - Parcel P-22

#### Legend

Subject Property (0.471 acres)  
 200' Notification Buffer  
 Current Zoning  
 Requested Zoning Change  
 100-Year DFIRM Floodplain

TEXT  
(TEXT)



Planning & Development Services Dept  
 City of San Antonio  
 (03/18/2010 - E Hart)

# CASE NO: Z2010079 S

## Final Staff Recommendation - Zoning Commission

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**Date:** April 6, 2010

**Council District:** 6

**Ferguson Map:** 578 D3

**Applicant Name:**  
Omni Group, Ltd. (Melissa Huffman)

**Owner Name:**  
Lone Star Petroleum, L. P. a Texas Limited Partnership

**Zoning Request:** From "C-3R" General Commercial Restrictive Sales District to "C-3R S" General Commercial Restrictive Alcoholic Sales District with a Specific Use Authorization for a Pay Day Loan Agency.

**Property Location:** Parcel 22, NCB 15098

10100 Block of Culebra Road

On the northwest side of Culebra Road, northeast of Les Harrison Drive

**Proposal:** To allow a Pay Day Loan Agency

**Neigh. Assoc.:** Hidden Meadow Community

**Neigh. Plan:** Northwest Community Plan

**TIA Statement:** A Traffic Impact Analysis (TIA) is not required.

**Staff Recommendation:**  
Approval.

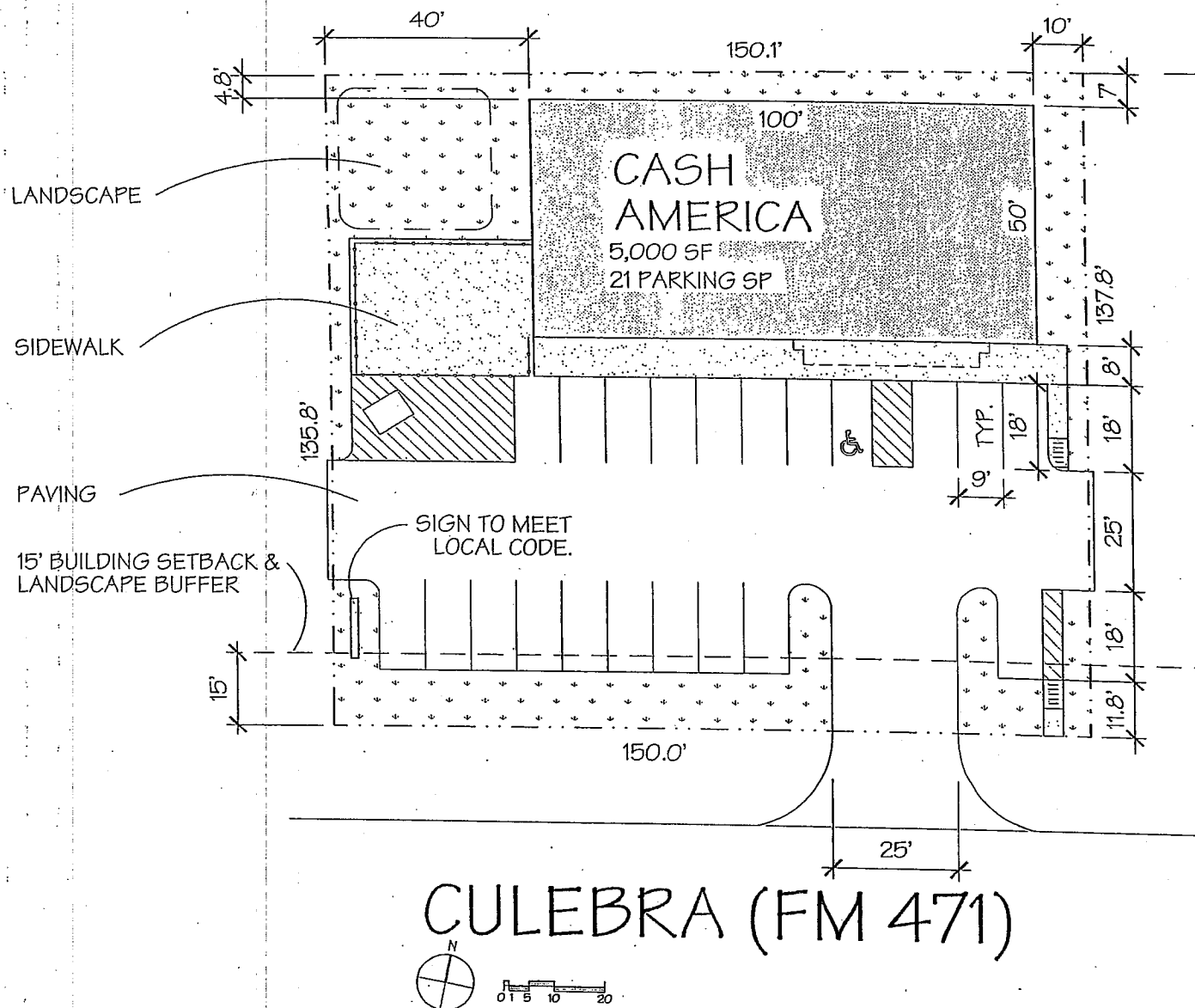
A finding of consistency is not required because the applicant is not requesting a change to the existing base zoning district. The Northwest Community Plan calls for Neighborhood Commercial land use for the subject property.

The subject property is located in north west San Antonio, on the northwest side of Culebra Road, northeast of Les Harrison Drive. The 0.47 acre site is currently undeveloped and was annexed into the City of San Antonio in December of 1989. The property was zoned Temporary "R-1" Single Family Residence District at annexation. In April of 1990, the 0.47 acre site was part of a large-area rezoning and was granted a zoning change from Temporary "R-1" Single Family Residence District to "B-3R" Restrictive Business District. Upon adoption of the 2001 Unified Development Code, the existing "C-3R" General Commercial Restrictive Alcoholic Sales District zoning converted from the previous "B-3R" Restrictive Business District. Surrounding zoning includes "C-3R" General Commercial Restrictive Alcoholic Sales District to the northwest, southwest and northeast with "C-2" Commercial District across Culebra Road to the southeast. A 46 foot drainage easement located to the northwest separates the subject property from the adjacent "R-6 " Residential Single-Family District

The applicant is requesting a Specific Use Authorization to operate a Pay Day Loan Agency along with a Cash America Pawn Store on the property. A Pay-Day Loan Agency is identified in the Unified Development Code as a use requiring a Specific Use Authorization to be allowed in the "C-1" Light Commercial, "C-2" Commercial and "C-3" General Commercial Districts. Rule Interpretation Decision (RID) 84 clarifies that any non-depository lending use is categorized under the Pay Day Loan Agency use listed in the Nonresidential Use Matrix (UDC Table 311-2). Staff finds the requested Specific Use Authorization to be appropriate for the subject property as it is consistent with other existing uses along Culebra Road. The applicant has submitted the required site plan of the site with all the required information.

Specific Use Authorizations are those uses which are generally compatible with the land uses permitted by right in a zoning district, but which require individual review of their location, design and configuration and the option to impose conditions in order to ensure the appropriateness of the use at a particular location within a given zoning district.

**CASE MANAGER:** Pedro Vega 207-7980



ALLEN DESIGN GROUP

ARCHITECTURE PLANNING  
CONSTRUCTION ADMINISTRATION  
DEVELOPMENT CONSULTING

12012 WACKCHESTER, #650  
HOUSTON, TX 77079  
281-759-7400

a development of

OMNI GROUP LTD.

1618 ROGERS ROAD  
FORT WORTH, TX 76107  
817-336-2301 FAX 817-335-2875

CASH AMERICA  
SAN ANTONIO, TX  
CULEBRA RD.

ca culebra-site-07.dwg  
9 MARCH 2010

#### ZONING SYNOPSIS:

LAND AREA	20,504 SF (0.47 AC)
BUILDING AREA	5,000
OPEN AREA	15,504
HARD SURFACE	10,664
LANDSCAPE	4,840

ZONING DISTRICT: C-3  
ADJACENT SIDES: C-3  
ADJACENT BACK: C-3

#### SETBACKS PER TABLE 310

FRONT: 15'  
SIDES: 0  
BACK: 0

#### PARKING PER SEC 35-526

USE: SERVICE / PAWN SHOP  
MIN. REQUIRED: 1 SF/SPACE PER 300 SF  
MAX. ALLOWED: 1 SF/SPACE PER 150 SF  
PARKING REQUIRED: 17 MIN, 33 MAX  
PARKING PROVIDED: 21

#### LANDSCAPE BUFFER PER 35-510

CULEBRA BLVD - MAJOR ARTERIAL STREET  
FRONT SETBACK: 15' TYPE B  
SIDES: 0  
BACK: 15' TYPE C

BUILDING EXTERIOR WALLS: MASONRY

INTENDED USE: RETAIL / SERVICE / PAWN SHOP & PAYDAY LOAN

I, LONE STAR PETROLEUM, LP, THE PROPERTY OWNER, ACKNOWLEDGE THAT THIS SITE PLAN SUBMITTED FOR THE PURPOSE OF REZONING THIS PROPERTY IS IN ACCORDANCE WITH ALL APPLICABLE PROVISIONS OF THE UNIFIED DEVELOPMENT CODE. ADDITIONALLY, I UNDERSTAND THAT CITY COUNCIL APPROVAL OF A SITE PLAN IN CONJUNCTION WITH A REZONING CASE DOES NOT RELIEVE ME FROM ADHERENCE TO ANY/all CITY-ADOPTED CODES AT THE TIME OF PLAN SUBMITTAL FOR BUILDING PERMITS.



## Zoning Case Notification Plan

### Case Z2010081 S

Council District 10

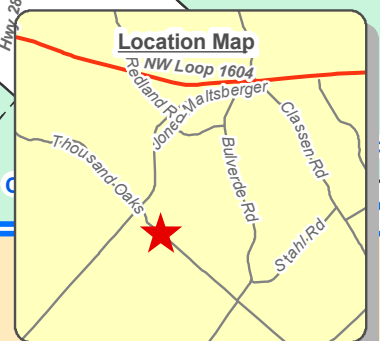
Scale: 1" approx. = 120 Feet

Subject Property Legal Description(s): NCB 13740 - Block 000 - Lots 11 and 12

#### Legend

Subject Property (0.482 acres)  
 200' Notification Buffer  
 Current Zoning  
 Requested Zoning Change  
 100-Year DFIRM Floodplain

TEXT  
 (TEXT)



Planning & Development Services Dept  
 City of San Antonio  
 (03/18/2010 - E Hart)

**Note: All Current and Requested Zoning includes AHOD Zoning (Airport Hazard Overlay District).**



# CASE NO: Z2010081 S

## Final Staff Recommendation - Zoning Commission

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**Date:** April 6, 2010

**Council District:** 10

**Ferguson Map:** 517 F7

**Applicant Name:**

Omni Group, Ltd. (Melissa Huffman)

**Owner Name:**

Greenbrier Realty Company (J. David Oppenheimer)

**Zoning Request:** From "C-3 AHOD" General Commercial Airport Hazard Overlay District to "C-3 S AHOD" General Commercial Airport Hazard Overlay District with a Specific Use Authorization for a Pay Day Loan Agency.

**Property Location:** Lots 11 and 12, NCB 13740

3119 and 3123 Thousand Oaks

On the northeast side of Thousand Oaks, approximately 1500 feet southeast of Country Morning

**Proposal:** To allow a pay day loan facility

**Neigh. Assoc.:** Eden Homeowners Association is the nearest registered association.

**Neigh. Plan:** Proposed: San Antonio International Airport Vicinity Plan

**TIA Statement:** A Traffic Impact Analysis (TIA) is not required because the traffic generated by the proposed development does not exceed the threshold requirements.

**Staff Recommendation:**

Approval.

The subject property, located on the northeast side of Thousand Oaks approximately 1,500 feet south of Country Morning, consists of two lots totaling 0.4828 of an acre in size and is currently undeveloped. The subject property is located within the proposed boundaries of the San Antonio International Airport Vicinity Plan. The subject property was originally zoned "Temp A" Temporary Single-Family Residence District. In a 1974 case, the property was rezoned to "B-3" Business District. Upon adoption of the 2001 Unified Development Code, the previous base zoning district converted to the current "C-3" General Commercial Airport Hazard Overlay District. Surrounding zoning includes "C-2" and "C-3" commercial districts along the northeast side of Thousand Oaks; "PUD R-6" to the southwest and "C-3" to the northwest of the subject property along the southwest side of Thousand Oaks; with "R-5" Residential Single-Family District to the north and east. Surrounding land uses include single-family homes to the north, east and southwest; an auto part retail store abutting to the south; with undeveloped land abutting to the northwest. The subject property is bound to the northeast by a drainage easement. The applicant requests a Specific Use Authorization for a Pay Day Loan Agency.

Staff finds the requested Specific Use Authorization to be appropriate for the subject property. Thousand Oaks is identified as Secondary Arterial "Type A" in the City's Major Thoroughfare Plan. Although a number of undeveloped lots share the block with the subject property, there are significant commercial developments along Thousand Oaks to the north and south. When surveying the surrounding land uses, staff observed no other signature loan or check cashing facilities in the area. The purpose of a Specific Use Authorization is to provide for certain uses which, because of their unique characteristics or potential impacts on adjacent land uses, are not generally permitted by-right in a certain zoning district; but which may, under the right circumstances, be acceptable in specific locations. Staff feels that the subject property and surrounding area can accommodate a pay day loan facility; and, that the development as shown on the requisite site plan is compatible with the surrounding land uses and overall character of the community.

**CASE MANAGER:** Micah Diaz 207-5876

Z2010081 S



ALLEN DESIGN GROUP

ARCHITECTURE PLANNING  
CONSTRUCTION ADMINISTRATION  
DEVELOPMENT CONSULTING

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FORT WORTH, TX 76107  
817-336-2201 FAX 817-336-2875

CASH AMERICA  
SAN ANTONIO, TX  
THOUSAND OAKS DR.

ThOaks-site-08a.dwg  
18 MARCH 2010

**ZONING SYNOPSIS:**

LAND AREA	21,028 SF (0.48 AC)
BUILDING AREA	5,000
OPEN AREA	16,028
HARD SURFACE	11,000
LANDSCAPE	4,172
INTERVIEWABLE	16,856

ZONING DISTRICT: C-3  
ADJACENT SIDES: C-3

**PARKING PER SEC 35-526**

USE: SERVICE / FARM SHOP  
MIN. REQUIRED: 1 SPACE PER 300 SF  
MAX. ALLOWED: 1 SPACE PER 150 SF  
PARKING REQUIRED: 17 MIN. 33 MAX  
PARKING PROVIDED: 22

**LANDSCAPE BUFFER PER 35-510**

THOUSAND OAKS BLVD - MAJOR ARTERIAL STREET  
FRONT SETBACK: 15' TYPE B  
SIDES: 0  
BACK: 15' TYPE C

**BUILDING EXTERIOR WALLS: MASSIVITY**

INTERIOR USE: RETAIL / SERVICE / FARM SHOP & FARMY LOAN

I, GREENSTRAK REALTY, THE PROPERTY OWNER, ACKNOWLEDGE THAT THIS SITE PLAN SUBMITTED FOR THE PURPOSE OF REZONING THIS PROPERTY IS IN ACCORDANCE WITH ALL APPLICABLE PROVISIONS OF THE UNITED DEVELOPMENT CODE. ADDITIONALLY, I UNDERSTAND THAT CITY COUNCIL APPROVAL OF A SITE PLAN IN CONNECTION WITH A REZONING CASE DOES NOT RELIEVE ME FROM ADHERENCE TO ANY CITY-ADOPTED CODES AT THE TIME OF PLAN SUBMITTAL FOR BUILDING PERMITS.

LEGAL DESCRIPTION:  
NE 1/4, LOT 11 & 12, THOUSAND OAKS / COUNTRY MORNING SUBDIVISION

THOUSAND OAKS DR.

